

# DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: January 8, 2004

ITEM NO. 5 GOAL: Coordinate Planning to Balance Infrastructure

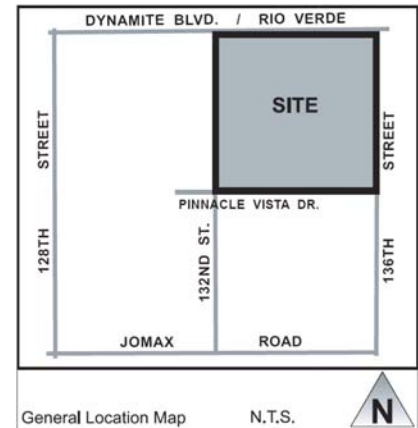
SUBJECT **Desert Estates at Pinnacle Peak Subdivision**

REQUEST Request to approve a preliminary plat for a single-family subdivision on 160+/- acres containing 73 lots and amended development standards.

## 5-PP-2003

### Key Items for Consideration:

- Three significant washes cross this site
- Servicing involves the extension of sewer and water lines to the site
- Neighborhood contact has occurred including one open house along with continued dialog with neighbors. Some neighbors have requested that a public trail easement be dedicated along the major wash crossing the site



### Related Policies, References:

- The area was annexed from the County in 1983 with Rural 43 zoning
- Case 113-ZN-84 rezoned the site to R1-70HD (Residential) Dist. in 1984
- Case 9-PP-2000 gave plat approval for 141 lots on the adjacent 245 acre Scottsdale National site in 2000
- Cases 10-GP-2000 and 31-ZN-2000 amended the General Plan and rezoned the 245-acre Scottsdale National site to R1-70 and R1-130 ESL (Residential) District in 2001

OWNER Pinnacle Peak East Lp  
602-954-0300

APPLICANT CONTACT Tom Rief, Land Development Services  
480-946-5020

LOCATION Southeast corner of 132nd St & Dynamite Blvd.

### BACKGROUND **Zoning.**

The site is zoned R1-70 ESL (Residential) District. The zoning district allows for single-family residential lots on parcels of 70,000 square feet (1.6 acres) or greater with an allowed density of 0.55 dwelling units per acre or 88 lots. Amended development standards are requested as part of this case.

### **General Plan.**

The General Plan Land Use Element identifies the area as Rural Neighborhoods. This category includes relatively large lot single family neighborhoods situated in gentle to moderate slopes and rolling terrain, intersected by significant washes. Care is required in the development of these sites due to desert vegetation, washes and natural features.

APPLICANT'S  
PROPOSAL**Context.**

This subdivision is located at the southeast corner of 132<sup>nd</sup> St. and Dynamite Boulevard. The surrounding property is zoned R1-70 ESL (Residential) to the north and west, R1-130 ESL (Residential) to the south and R1-190ESL (Residential)-Scottsdale National and Rural-43 (Maricopa County) to the east.

**Goal/Purpose of Request.**

The request is for approval of a 160 acre (gross), 73-lot residential subdivision with a density of 0.46 dwelling units per acre. The site has access from internal public roadways extending from 132<sup>nd</sup> Street on the west, 136<sup>th</sup> St on the east. No Direct access is provided from Dynamite Blvd. to the north, and a 100-foot wide Scenic Corridor is provided along the south side of the road. Three major washes cross the site from west to east with the northerly wash containing 315 CFS, the central wash 1,025 CFS and the southerly wash 700 CFS. The southerly 2 washes combine to total 1,725 CFS at the southeast corner of the site. Perimeter and internal road wash crossings are for both dry (culvert) and wet (100-year flood level, emergency vehicle accessible) standard. Staff have stipulated that Lots 64 and 65 be combined into a single lot due to floodplain and building site issues and the applicant has agreed to this stipulation.

The site has a rolling topography with slopes ranging from 2-25% but averaging about 5-10% and steeper areas in the northeastern corner. Three large boulder areas are located in the southeast corner of the site, but are excluded from construction envelopes. Lots vary in size from 52,500 to 348,480 square feet (1.20-about 8 acres for combined Lots 64-65) and an average of 77,996 square feet. Buildings are located within construction envelopes, which are situated outside of the 100-year floodplain and range in size from 25,000 to 35,000 square feet. Amended development standards, (25% reductions) are requested for lot area (70,000 to 52,500 square feet), lot width (250 to 188 feet), front and rear yards and distance between main buildings on adjacent lots (60 to 45 feet) and side yard (30 to 23 feet).

The justification for amended development standards is the provision of additional NAOS with about 90 acres (56%) provided and stipulated with only 49.7 acres required. About 40 acres of NAOS will be dedicated within washes as drainage easements and along the scenic corridor at the time of plat dedication with the remaining 50 acres of NAOS dedication at the time of development of each lot according to a NAOS table.

**Key Issues.**

- Staff has stipulated combining Lots 64 and 65 into one lot as a result of outstanding floodplain issues
- With the Final Plat approval, the developer is required to provide assurances guaranteeing the necessary street, sewer and water line improvements
- The site is subject to the ESLO-2 update provisions, including maximum 24 ft. building height
- No perimeter walls are proposed

**Community Impact.**

The plat will create 73, 1.6+/- acre lots on the site and result in road improvements, trail dedication and the extension of sewer and water services to the site. Comments from neighbors at the open house relate to improvements of adjacent streets, servicing, wash protection and equestrian use of site washes.

## IMPACT ANALYSIS

**Traffic.**

The project will result in approximately 723 vehicle trips per day. This traffic will primarily utilize Dynamite Blvd., which is currently developed as a 2-lane road and is adequate to accommodate the additional traffic. No direct access is provided from Dynamite Blvd., but access will be provided from 132<sup>nd</sup> and 136<sup>th</sup> Streets and Pinnacle Vista Drive, which will be widened and developed as part of the project improvements. Both dry (culverted) and wet (at-grade, 100-year emergency vehicle access) wash crossings are provided with one box culvert and one at grade crossings on each of 132<sup>nd</sup>, 136<sup>th</sup> and Pinnacle Vista Drive. Internal streets are public. Public trail easements are provided along Dynamite Blvd. and 136<sup>th</sup> St. in accordance with the City Trails Master Plan.

**Parking.**

The Ordinance requires 2 parking spaces be provided for each dwelling. This will be met on each lot at the time of development.

**Development information.**

- *Existing Use:* Horse Ranch
- *Buildings/Description:* The few existing ranch buildings including a mobile home, will be removed
- *Parcel Size:* 160 acres (gross)
- *Building Height Allowed:* 24-feet
- *Existing Building Height:* 20-feet
- *Proposed Lots:* 73 residential lots with areas of 1.6 acres
- *Other:* Scenic Corridor, NAOS and trail dedication is provided plus street and infrastructure improvements

**Water/Sewer.**

Sewer and water services will be extended to the site at the owner's expense, from about 2 to 4 miles to the west near 114<sup>th</sup> St. and Dynamite Blvd. Over sizing of sewer and water lines is anticipated with payback agreements to allow additional City landowners to connect and service area properties in the future. With the final plat submittal, the developer is required to provide assurances to guarantee installation of sewer and water facilities. A limited number (25) of lots may be allowed to initially develop using septic tanks however, these and the remaining lots will be subsequently required to connect to the sewer system when it is available.

**Police/Fire.**

The site will be served by the City of Scottsdale Police Department and Rural Metro emergency and fire services. This plat has been reviewed and meets the requirements of these agencies.

**Schools District comments/review.**

Cave Creek Unified School District was sent a written notified of this proposed plat. Following the written notice, the applicant contacted, John Gordon a representative of the School District to discuss the plat. The School District representative did not object to this proposal.

**Open space, scenic corridors.**

The plat will provide for a 100 foot wide Scenic Corridor adjacent to the south side of Dynamite Blvd. A total of 90 acres will be dedicated as on-lot NAOS, within the 100-year floodplain of washes, with the Scenic Corridor and through a NAOS table as the lots develop. A total of 49.8 acres of NAOS is required with the additional amount provided as an amenity and as justification for amended development standards.

**Policy implications.**

The applicant is requesting amended development standards by up to 25% for reduced lot area, lot width, front, side and rear yards and distance between buildings. The amended development standards do not affect the allowable density, which would allow up to 88 lots while 73 lots are proposed. The site is subject to the provisions of the ESLO-2 update including 24 ft. building heights.

**Community involvement.**

Letters of notification of the project and a scheduled open house were sent to over 50 area residents including Rio Verde Horseman's Association. A 4 x 4 foot early notification and public open house sign was posted on the site. An open house was held on May 23, 2003 to explain and receive feedback on this project. Approximately 10 people attended the open house. Comments related to washes and drainage, road improvements, servicing, the Scottsdale National case and trails. The applicant also conducted follow-up neighborhood contacts. Staff has received a letter from the Rio Verde Horseman's Association and has among other things, requested a public trail easement be dedicated along the major wash crossing the site.

**OPTIONS AND STAFF  
RECOMMENDATION****Staff Recommendation**

Approve, subject to the attached stipulations.

**RESPONSIBLE  
DEPT(S)**

**Planning and Development Services Department**  
Current Planning Services

**STAFF CONTACT(S)**

Al Ward  
Senior Planner  
Phone: 480-312-7067  
E-mail: [award@scottsdaleAZ.gov](mailto:award@scottsdaleAZ.gov)

APPROVED BY

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Alan Ward  
Report Author

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Jayna Shewak  
Development Planning Manager

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Preliminary Plat
5. Building Envelopes
6. NAOS Dedicated with Plat and  
NAOS Table Dedicated with Development of Lots
7. Landscape and Walls
8. Trails
9. Sections
10. Amended Development Standards
- A. Stipulations
- B. Ordinance Requirements

## **DESERT ESTATES @ PINNACLE PEAK**

### **PROJECT NARRATIVE**

This request is for approval of a preliminary plat for a 74-lot subdivision on a 160-acre parcel located at the southeast corner of 132<sup>nd</sup> Street and Dynamite Blvd. The subject property is zoned for large lots (R1-70) and is rural in character. The property is entitled for 88 lots. This plan provides for 74-lots. This equates to a density of less than ½ unit per acre. Surrounding property has similar large lot zoning. The subject parcel is relatively flat and was subject to burn in the early 1990's. Much of the underbrush has grown back but the mature vegetation still shows scarring from the fire. There is currently an active cattle ranch operation on the property.

A 100' scenic corridor setback is provided along Dynamite Blvd. and will be dedicated along with the final plat. In addition, 3 wash that cross the property will be preserved through open space/drainage easements dedicated on the final plat. These dedications alone equal close to 50 acres of NAOS. The ordinance requirement of 49 acres of NAOS will be achieved through dedication of NAOS at the time of final plat approval. By utilizing the building envelope concept and modified development standards, the site can provide over 100 acres of open space. This provides large contiguous and accessible open space.

This request for 74 lots with amended development standards will provide a subdivision that blends into the existing character of the area with lot sizes averaging 79,000 S.F. in size. The largest of which is over 240,000 square feet or 5.7 acres. The minimum lot size will not be below 52,500 square feet. The site design and custom lot approach opens itself up to the neighborhood by providing a variety of lot sizes and shapes. There are no perimeter walls for this subdivision. The plan includes dedications for public trails along the Dynamite Blvd. and 136th street frontages, as shown on the City's General Plan. This overall concept embraces the surrounding neighborhood, is consistent with the rural equestrian character of the area and complies with the City's newly amended Environmentally Sensitive Lands Ordinance.

**Justification for amended development standards:**

This application includes a request to amend the development standards. Per the new ESLO, reductions in lot sizes, lot width, and building setbacks of up to 25% can be approved by the Board. **Approval of the amended development standards will not increase density.** This application meets the criteria for amended development standards as outlined in Sec. 6.1083 (A) of the zoning ordinance AND the stated purpose of the ESLO per Sec. 6.1010 (A - L) of the zoning ordinance (see below):

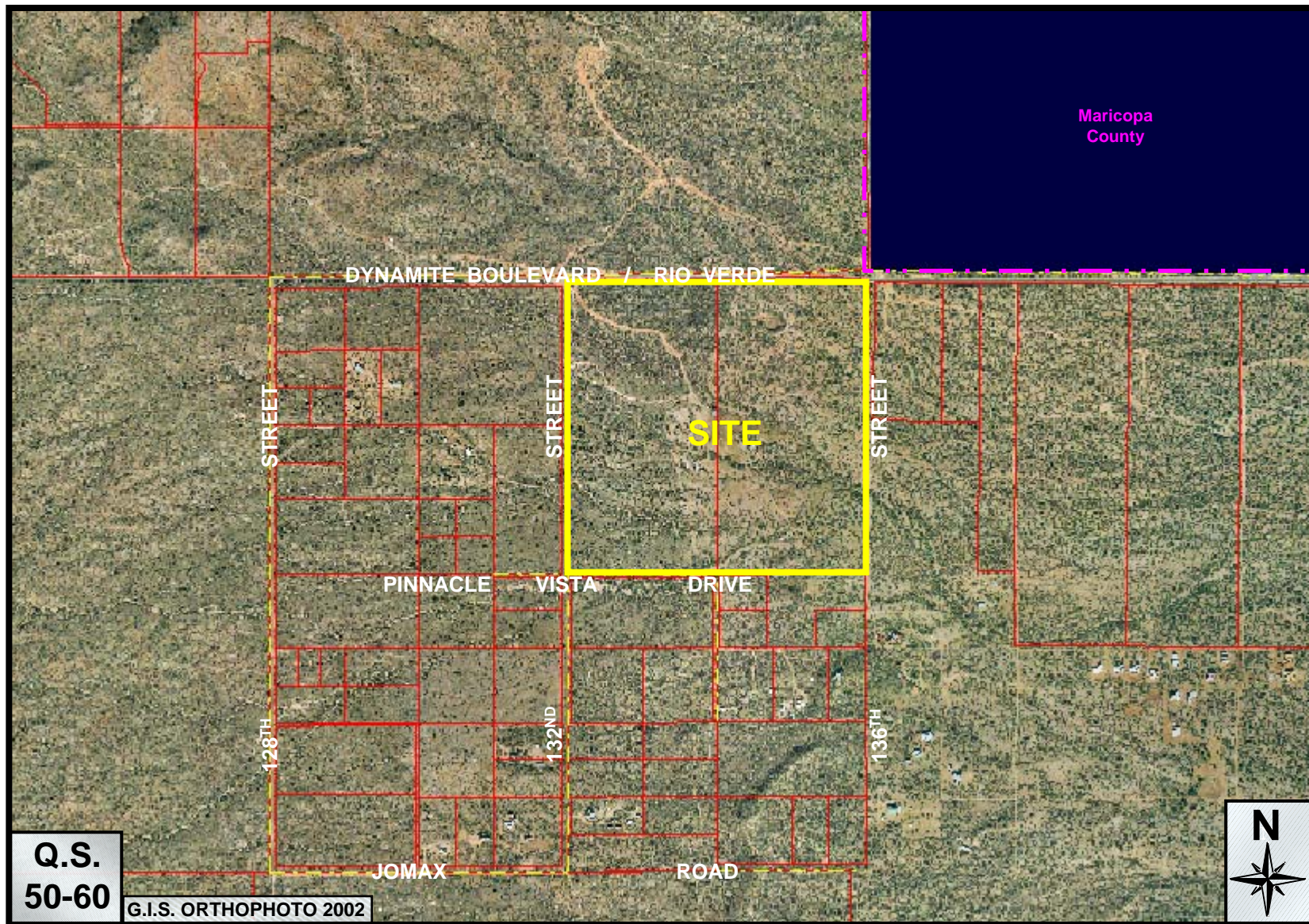
- A) Protect people and property from hazardous conditions or characteristic of this area:  
The existing cattle ranch operation has constructed a stock pond. The City's Drainage Planners have indicated this type of water detention/ponding to be unsafe and unhealthy. The improvements to the property will eliminate the cattle ranch operation and eliminate the stock pond facility. In addition there are no rolling boulder features, unstable slopes, flood related mudslides or erosion occurring on site.
- B) Protect and preserve significant natural and visual resources:  
There are three significant rock outcrops located in the southeast portion of the property and shown on the Special Features map. These rock features are located in natural area open space and will be dedicated as such.
- C) Protect renewable and non-renewable resources from incompatible land uses:  
The property is zoned for a large lot residential land use. This proposed subdivision is consistent with that large lot residential land use. Via dedications on the final plat and the building envelope concept, vegetation, open space and wash characteristic will be preserved.
- D) Minimize the public cost of providing public services:  
The developer is responsible for paying for all on-site and off-site infrastructure costs to serve the property. I.E., water and sewer lines will be installed. Since the property is currently within the City limits, emergency services are already provided to the area.
- E) Conserve the character of the natural desert landscape:  
Approximately 50 acres of contiguous NAOS will be provided and dedicated on the final plat. This provides a distribution of meaningful open space that protects the environmental features of the desert. Additionally, 50 more acres of open space can be achieved as each lot develops.
- F) Recognize the economic, recreational and archaeological assets of the property:  
Based on allowable density per the ordinance, the property is entitled to 88 lots; a density of 0.55 dwelling units per acre. This plan proposed 74 lots; a density of 0.46 dwelling units per acre.

A public trail will be provided along the Dynamite and 136<sup>th</sup> Street frontages, consistent with the new Trails Master Plan. This allows residents to utilize the property in recreational ways such as equestrian, bicycle and hiking trails not currently available on the property.

An archaeological study was completed and significant features are preserved.

- G) Assure that dedications regarding development information are complete and accurate:  
The development proposal meets all City ordinance and design policy standards. A State registered civil engineering has analyzed the site and developed appropriate design solutions supported by City Engineering staff.
- H) Minimize the impacts of development and construction on surrounding property:  
This subdivision is a custom lot development. There will be no mass grading of the property or building pads. Each lot will be subject to a complete review by City staff as part of the permit process.
- I) Retain the visual character of the area to the greatest extent feasible:  
Building height are limited and colors and materials will comply with the regulation of the ESLO. No perimeter walls are provided.
- J) Maintain significant open space providing view corridors, protect landmarks and wash habitats:  
This project can provide 100 acres of open space via the 100' scenic corridor, preservation of the wash corridors and areas outside the building envelopes. Preserving natural amenities within these areas results in a natural desert setting.
- K) Protect sensitive land while recognizing the legitimate expectations of property owners:  
As noted above, over 50% of the site is preserved as open space. Custom homes and defined building envelopes aid in the preservation of desert lands while allowing a residential development consistent with the City's General Plan land use and existing zoning entitlements.
- L) Encourage innovative planning and design:  
The site plan embraces the surrounding area by providing a variety of lot sizes, shapes and orientation with an interesting street pattern. Substantial setbacks along the major road frontage with no provision for a perimeter wall provides for a development that has limited visual impacts.



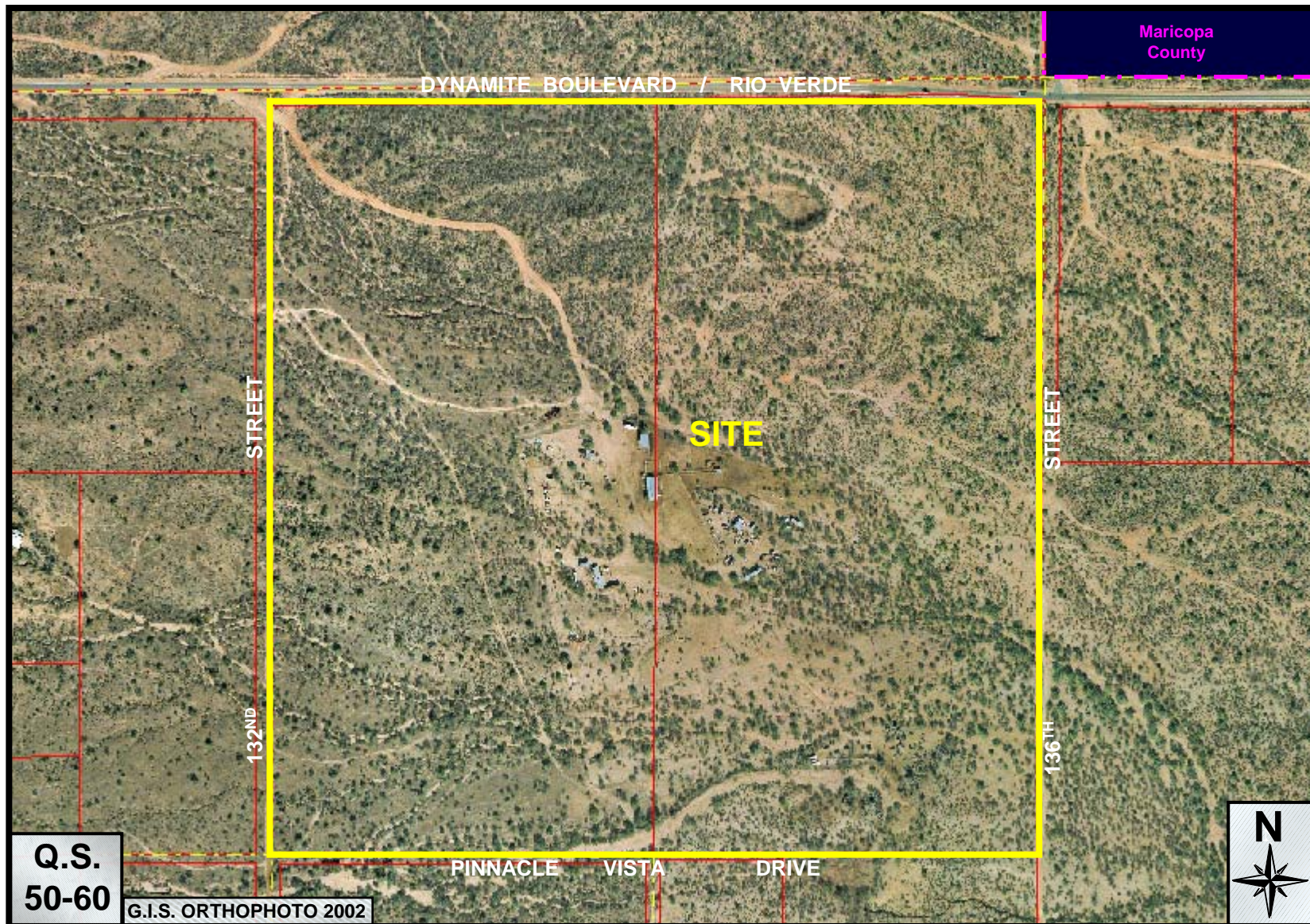


Desert Estates @ Pinnacle Peak East

5-PP-2003

ATTACHMENT #2

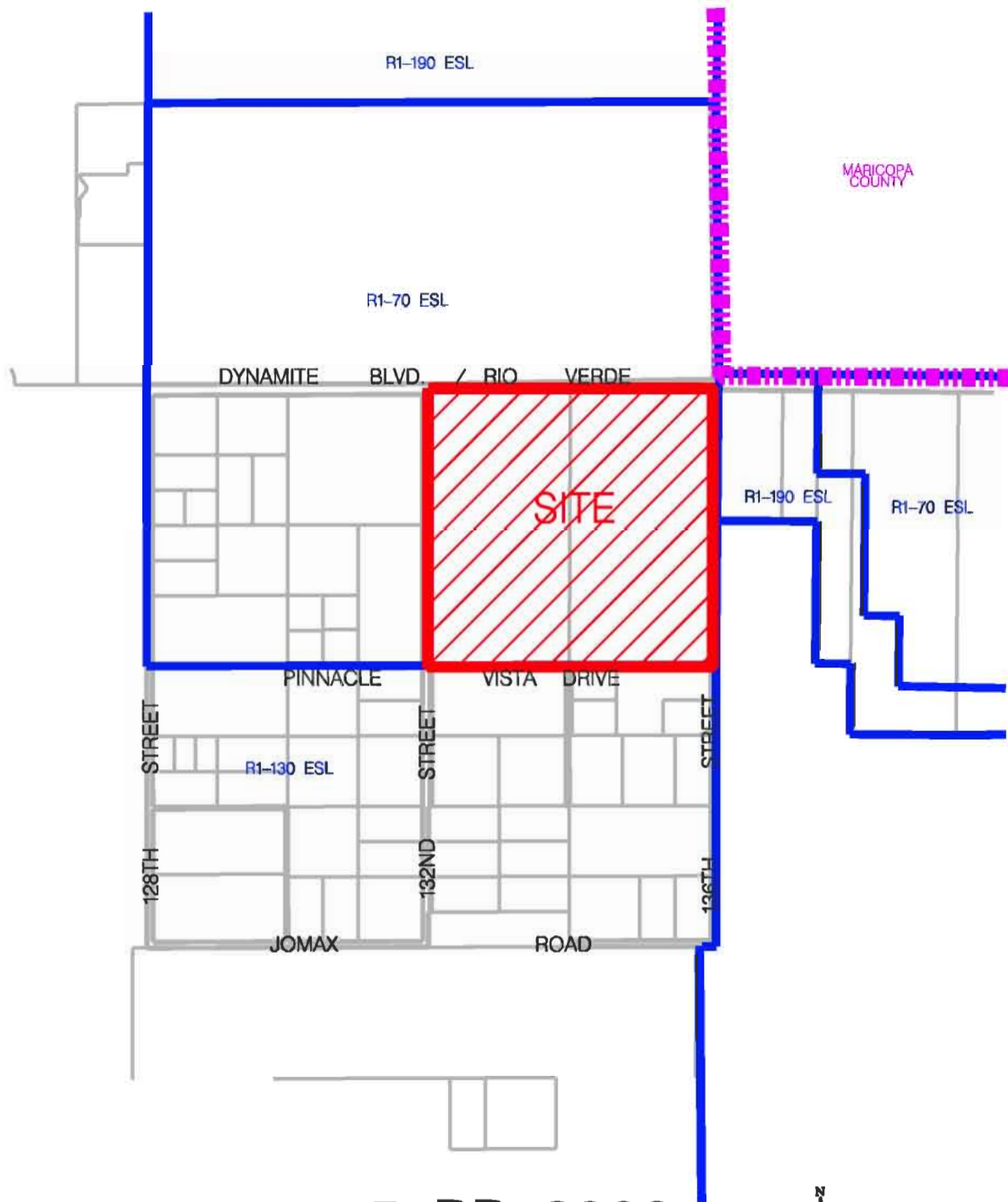




Desert Estates @ Pinnacle Peak East

**5-PP-2003**

ATTACHMENT #2A



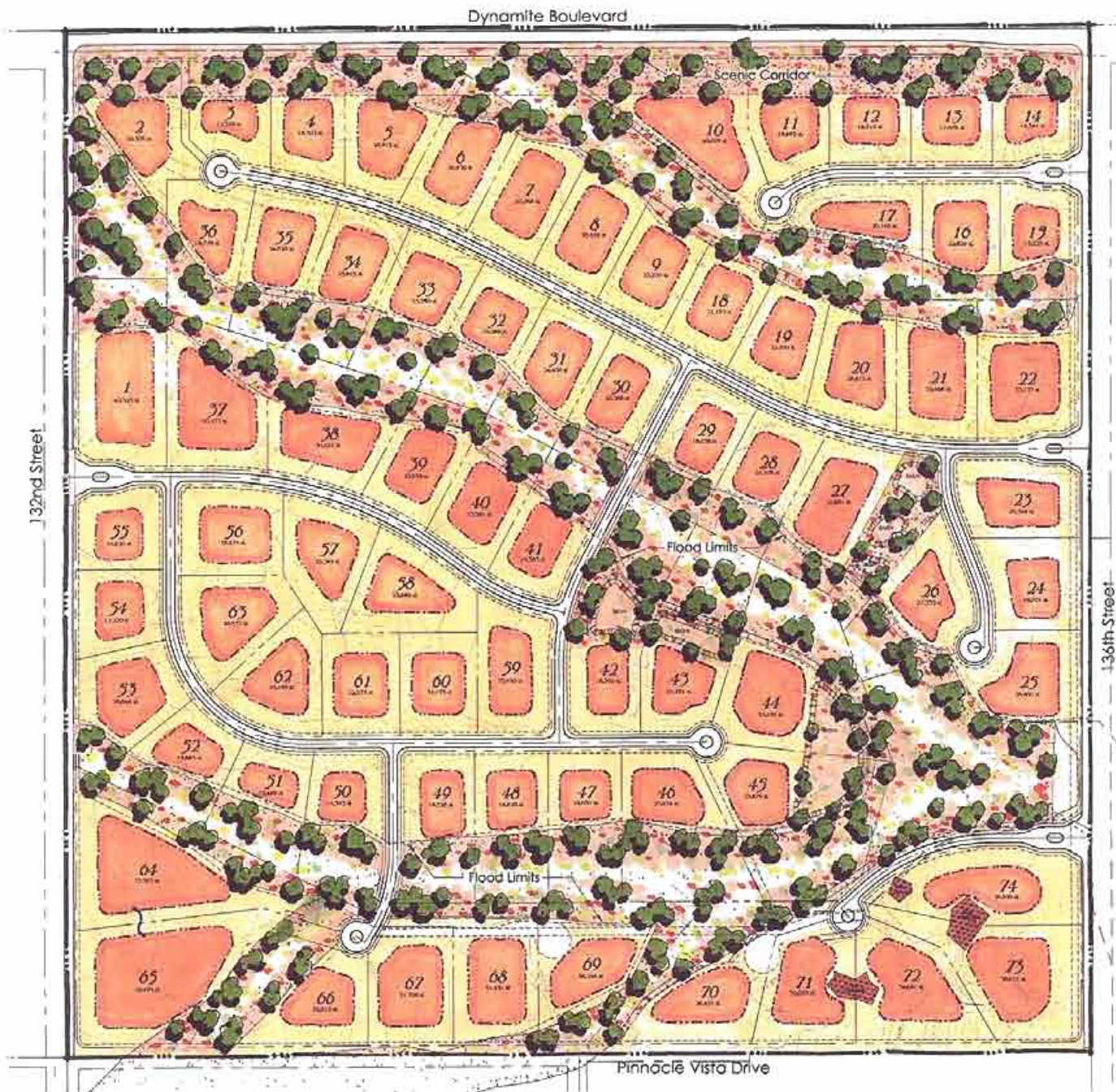
5-PP-2003  
ATTACHMENT #3











## Desert Estates at Pinnacle Peak

Scottsdale, Arizona

### Building Envelopes

Building envelopes range in size from a minimum of 12,489 s.f. to a maximum of 70,495 s.f.

### LEGEND

— Building Envelope Boundary - maximum disturbed area of lot

prepared for:  
Pinnacle Peak East LP  
20 West Camelback Road  
Phoenix, Arizona 85013



DATE: November 26, 2003

SCALE: 1"=100'





# Desert Estates at Pinnacle Peak

Scottsdale, Arizona

## N.A.O.S.

N.A.O.S. for this project is concentrated in the 100-year floodplain and the Scenic Corridor setback. This provides a large, contiguous and accessible open space.

N.A.O.S. Required - 49.76 acres  
N.A.O.S. Provided - 49.90 acres  
Undisturbed N.A.O.S. - 45.80 acres  
Revegetated N.A.O.S. - 4.10 acres (8% of total)

The 49.90 acres of N.A.O.S. to be provided will be dedicated on the final plat.

## LEGEND

Undisturbed N.A.O.S.  
Revegetated N.A.O.S.

prepared for:  
Pinnacle Peak East LP  
20 West Camelback Road  
Phoenix, Arizona 85013

DATE: 10-11-2003 24 3003 Rev: 1.13.03  
SCALE: 1"=100'  
NORTH

Desert Estates at Pinnacle Peak  
Lot Comparison  
December 14, 2003

12/15/03  
NAOS TABLE

Lot No.	Lot Size	Building Envelope	NAOS Dedicated in Scenic Corridor	NAOS Dedicated in 100-year Floodplain	NAOS Dedicated On-lot	Total NAOS
1	112,567.5	32,000.0		28,270	52,298	80,568
2	147,831.1	30,000.0	24,248	67,568	26,016	117,831
3	54,506.9	25,000.0	19,320		10,187	29,507
4	59,030.5	25,000.0	16,601	880	16,550	34,031
5	84,787.0	32,000.0	2,105	32,118	18,564	52,787
6	68,089.6	30,000.0		14,179	23,911	38,090
7	62,887.8	30,000.0		4,945	27,942	32,888
8	59,512.9	30,000.0		2,665	26,848	29,513
9	56,163.6	28,000.0		4,776	23,367	28,164
10	218,108.3	30,000.0	44,656	95,274	48,178	188,108
11	62,814.6	25,000.0	19,320		18,495	37,815
12	59,851.3	25,000.0	19,320		15,531	34,851
13	59,805.8	25,000.0	19,320		15,486	34,806
14	60,031.0	25,000.0	19,544		15,487	35,031
15	58,596.6	25,000.0		14,473	19,124	33,597
16	61,131.6	28,000.0		14,822	18,309	33,132
17	106,721.0	30,000.0		50,699	26,022	76,721
18	55,507.0	25,000.0		5,277	25,230	30,507
19	56,399.4	28,000.0		3,540	24,859	28,399
20	65,565.1	30,000.0		5,421	30,144	35,565
21	74,526.1	30,000.0		13,023	31,503	44,526
22	91,762.9	32,000.0		19,357	40,406	59,763
23	62,621.6	30,000.0			32,622	32,622
24	58,067.1	25,000.0			33,067	33,067
25	249,790.8	32,000.0		161,168	56,623	217,791
26	83,629.5	30,000.0		24,225	29,405	53,630
27	76,976.7	30,000.0		13,229	33,748	46,977
28	67,079.6	28,000.0		20,640	18,440	39,080
29	65,788.2	25,000.0		17,032	23,756	40,788
30	65,787.6	25,000.0		1,421	39,367	40,788
31	65,873.4	25,000.0		16,950	23,923	40,873
32	68,964.3	25,000.0		28,091	15,874	43,964
33	78,074.7	28,000.0		30,299	19,776	50,075
34	73,889.1	28,000.0		26,416	19,474	45,889
35	71,095.8	30,000.0		18,936	22,160	41,096
36	69,660.0	25,000.0		25,815	18,845	44,660
37	95,737.0	32,000.0		22,729	41,008	63,737
38	100,408.7	30,000.0		41,395	29,014	70,409
39	61,434.2	30,000.0		12,624	18,810	31,434
40	67,277.5	28,000.0		16,357	22,920	39,277
41	69,468.8	25,000.0		20,364	24,105	44,469
42	118,705.5	25,000.0		33,886	59,820	93,706
43	109,008.7	28,000.0		42,291	38,718	81,009
44	145,267.2	30,000.0		56,748	58,519	115,267
45	142,496.4	30,000.0		60,201	52,295	112,496
46	106,457.0	28,000.0		59,810	18,647	78,457
47	74,100.1	25,000.0		37,347	11,753	49,100
48	74,100.1	25,000.0		33,459	15,642	49,100
49	74,942.4	25,000.0		30,622	19,320	49,942
50	77,497.5	25,000.0		36,554	15,943	52,497
51	63,078.1	25,000.0		30,670	7,408	38,078
52	64,795.1	25,000.0		27,840	11,955	39,795
53	68,767.9	30,000.0		10,100	28,668	38,768
54	46,508.5	25,000.0			21,508	21,508
55	46,623.3	25,000.0			21,623	21,623
56	62,067.8	30,000.0			32,068	32,068

**Desert Estates at Pinnacle Peak**  
**Lot Comparison**  
December 14, 2003

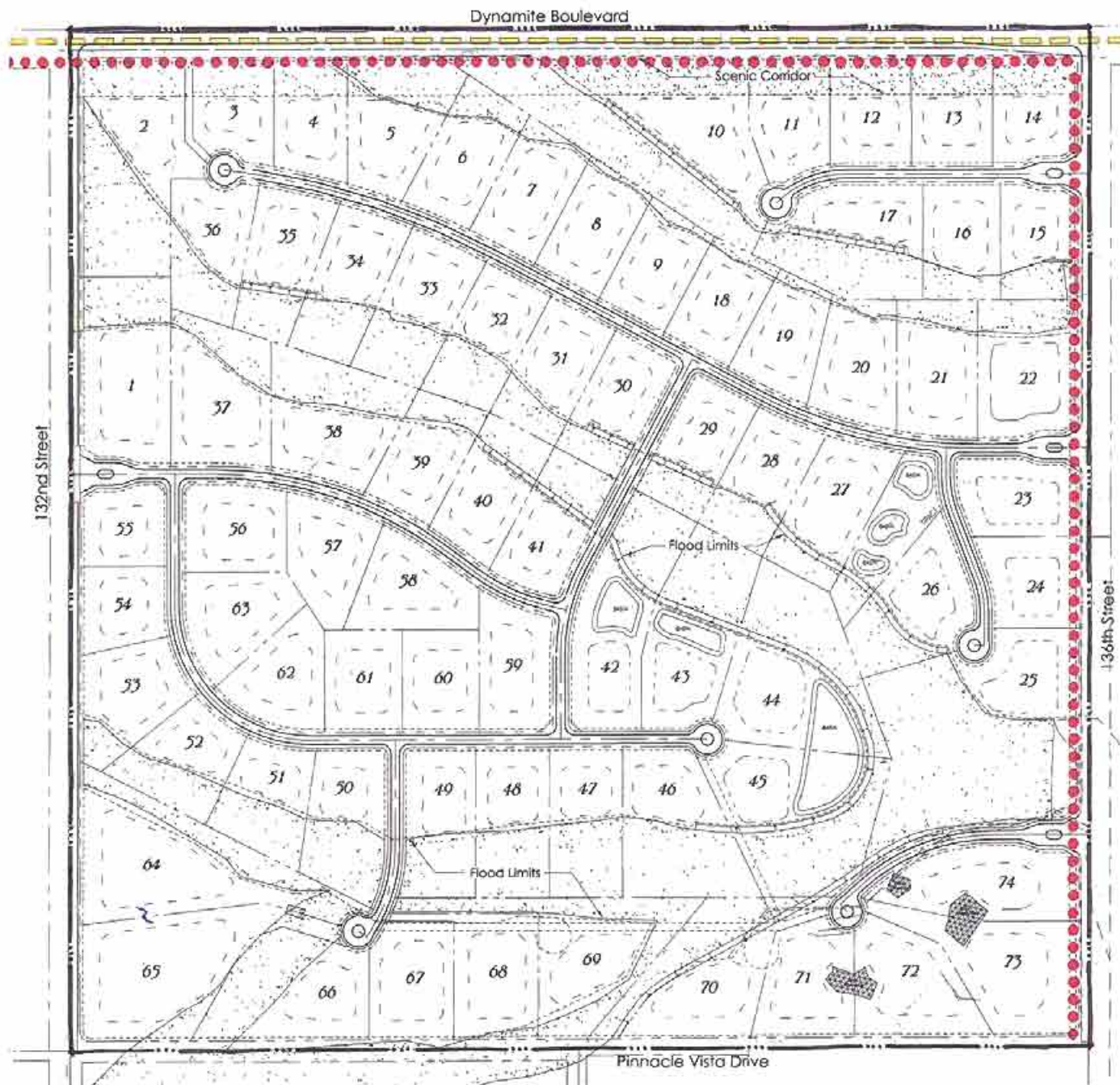
combine

Lot No.	Lot Size	Building Envelope	NAOS Dedicated in Scenic Corridor	NAOS Dedicated in 100-year Floodplain	NAOS Dedicated On-lot	Total NAOS
57	60,981.2	30,000.0			30,981	30,981
58	65,258.2	30,000.0			35,258	35,258
59	64,352.9	35,000.0			29,353	29,353
60	53,056.4	28,000.0			25,056	25,056
61	53,252.4	28,000.0			25,252	25,252
62	59,073.0	30,000.0			29,073	29,073
63	63,428.5	30,000.0			33,429	33,429
64	154,932.5	35,000.0		43,571	76,362	119,932
65	163,051.3	35,000.0		16,805	111,246	128,051
66	102,249.4	30,000.0		46,920	25,329	72,249
67	65,701.2	30,000.0			35,701	35,701
68	74,984.8	30,000.0		3,599	41,386	44,985
69	117,782.9	30,000.0		56,303	31,480	87,783
70	122,186.3	30,000.0		42,971	49,216	92,186
71	69,569.0	30,000.0			39,569	39,569
72	80,817.1	30,000.0			50,817	50,817
73	101,302.0	30,000.0			71,302	71,302
74	88,908.0	30,000.0			58,908	58,908
<b>TOTAL (s.f.)</b>	<b>6,123,124.5</b>	<b>2,103,000.0</b>	<b>184,434</b>	<b>1,544,673</b>	<b>2,298,018</b>	<b>4,020,125</b>
<b>TOTAL in acres</b>	<b>140.6</b>	<b>48.3</b>	<b>4.2</b>	<b>35.5</b>	<b>52.8</b>	<b>92.3</b>









# Desert Estates at Pinnacle Peak

Scottsdale, Arizona

## Trails

The City of Scottsdale General Plan requires a Bike Lane along Dynamite Road and trails along Dynamite Road and 136th Street. These will be installed per City standards. The trails will be provided in trail easements where needed.



Trail Detail

## LEGEND

- Bike Lane
- 8' City Trail

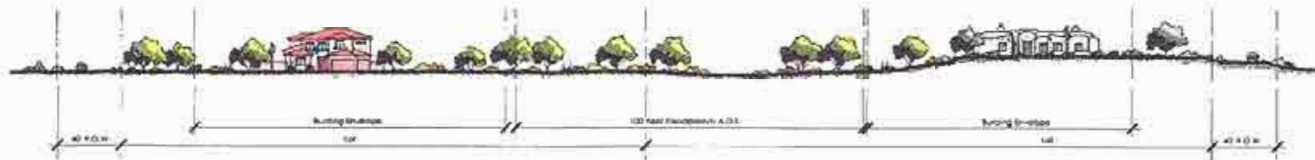
prepared for:  
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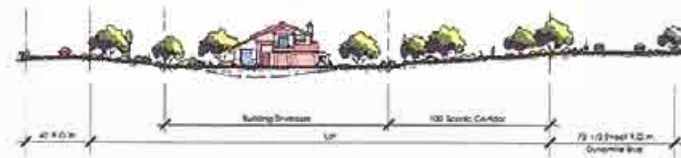
Scottsdale, Arizona

## Sections



Section A-A through Main Wash

No Scale



Section B-B through Dynamite Scenic Corridor

No Scale



KEY MAP

prepared for:  
Pinnacle Peak East LP  
20 West Camelback Road  
Phoenix, Arizona 85013



DATE: November 26, 2003  
SCALE: 1"=100'

**DEVELOPMENT STANDARDS**

SUBDIVISION NAME Desert Estates

CASE # 5-PP-2003

ZONING R1-70 PCD PRD ESL XXX

	ORDINANCE REQUIREMENTS	AMENDED STANDARDS	MAXIMUM ESLO REDUCTION %
<b>A. MIN. LOT AREA</b>	70,000 sf	52,500 sf	25
<b>B. MIN. LOT WIDTH</b>			
1. Standard Lot	250'	188'	25
2. Flag Lot	-	20'	0
<b>C. MAXIMUM BUILDING HEIGHT</b>	24'	24'	0
<b>D. MIN. YARD SETBACKS</b>			
1. FRONT YARD			
▪ FRONT (to face of building)	60'	45'	25
▪ FRONT (to face of garage)	60'	45'	25
▪ FRONT (corner lot, side street)	60'	45'	25
▪ FRONT (corner lot, adjacent to key lot, side street)	60'	45'	25
▪ FRONT (double frontage)	60'	45'	25
2. SIDE YARD			
▪ Minimum	30'	23'	25
▪ Minimum aggregate	60'	46'	25
3. REAR YARD			
▪ Standard Depth	60'	45'	25
▪ Min. Depth (% of difference which can be occupied)			
<b>E. DISTANCE BETWEEN BUILDINGS (MIN)</b>			
1. Accessory & Main	10'	10'	0
2. Main Buildings/Adjacent Lots	60'	46'	25
<b>F. MAXIMUM WALL HEIGHT</b>			
1. FRONT	3'	3'	0
2. SIDE	8'	8'	0
3. REAR	8'	8'	0
4. Corner side not next to key lot	8' on PL	8' on PL	0
5. Corral fence height (on prop line)	6' on PL	6' on PL	0
<b>G. DEVELOPMENT PERIMETER SETBACKS</b>			
<b>H. APPLICABLE ZONING CASES</b>			
<b>I. NOTES &amp; EXCEPTIONS</b>			

## **Sec. 5.034. Property development standards.**

**The following R1-70 ESL amended property development standards are proposed for the Desert Estates @ Pinnacle Peak subdivisions:**

### **A. Lot area.**

1. Each lot shall have a minimum lot area of not less than ~~seventy thousand (70,000) square feet~~ **fifty-two thousand five hundred (52,500) square feet.**

2. If a parcel of land or a lot of record in separate ownership has less width or area than herein required and has been lawfully established and recorded prior to the date of the passage of this ordinance, such lot may be used for any purpose permitted in this section.

### **B. Lot dimensions.**

Width. All lots shall have a minimum width of ~~two hundred and fifty (250) feet.~~

**one hundred eighty-eight feet (188').**

C. *Density.* There shall be not more than one (1) single-family dwelling unit on any one (1) lot.

D. *Building height.* No building shall exceed ~~thirty (30) feet~~ **twenty-four feet (24')** in height, except as otherwise provided in article VII.

E. *Yards.*

1. Front Yard.

a. There shall be a front yard having a depth of not less than ~~sixty (60) feet~~ **forty-five feet (45')**.

b. Where lots have a double frontage on two (2) streets, the required front yard of ~~sixty (60) feet~~ **forty-five feet (45')** shall be provided on both streets.

c. On a corner lot, the required front yard of ~~sixty (60) feet~~ **forty-five feet (45')** shall be provided on each street. No accessory buildings shall be constructed in a front yard. *Exception:* On a corner lot which does not abut a key lot or an alley adjacent to a key lot, accessory buildings may be constructed in the yard facing the side street.

2. Side Yard. There shall be a side yard of not less than ~~thirty (30) feet~~ **twenty-three feet (23')** on each side of a building.

3. Rear Yard. There shall be a rear yard having a depth of not less than ~~sixty (60) feet~~ **forty-five feet (45')**.

4. Other requirements and exceptions as specified in article VII.

F. *Distance between buildings.*

1. There shall be not less than ten (10) feet between an accessory building and the main building.

2. The minimum distance between main buildings on adjacent lots shall be not less than ~~sixty (60) feet~~ **forty-six feet (46')**.

G. *Buildings, walls, fences and landscaping.*

1. Eight-foot walls, fences and hedges are allowed on the property line or within the required side and rear yard. Walls, fences and hedges up to twelve (12) feet are allowed subject to a twenty-foot setback from the side and rear property line. Walls, fences and hedges shall not exceed three (3) feet in height on the front property line or within the required front yard, except as provided in article VII. The height of the wall or fence is measured from the inside of the enclosure. *Exception:* Where a corner lot does not abut a key lot or an alley adjacent to a key lot, the height of walls, fences and hedges in the yard facing the side street need only conform to the side yard requirements.

2. A minimum of five (5) percent of all parking lot areas shall be landscaped as determined by use permit. All landscaped areas shall be maintained to city standards.

H. *Access.* All lots shall have vehicular access on a dedicated street, unless a secondary means of permanent vehicular access has been approved on a subdivision plat.

I. *Corral.* Corral not to exceed six (6) feet in height shall be permitted on the property line or within the required front, side or rear yard.



**RESIDENTIAL SUBDIVISION  
STIPULATIONS FOR 5-PP-2003**

FINAL PLATS MUST BE PER THE APPROVED PRELIMINARY PLAT WITH THE MODIFICATIONS PER THE FOLLOWING STIPULATIONS TO OBTAIN PERMITS
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Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

SITE DESIGN:

- 1. The approved intensity may be changed due to drainage issues, topography, NAOS requirements, and other site planning concerns which will need to be resolved at the time of final plat. Appropriate design solutions to these constraints may preclude achievement of the proposed intensity.*
- 2. Developer shall dedicate a one hundred (100) foot scenic corridor and trail easement along Rio Verde Drive (Dynamite Blvd).*
- 3. All watercourses with a 100-year peak flow rate of 750 cfs or greater shall be designated as Vista Corridors and are to be left in a natural state to the greatest extent possible.*
- 4. Each Vista Corridor easement shall include, at a minimum, any existing low flow channels, all major vegetation, and the area between the tops of the banks of the watercourses. The minimum width of the easement shall be one hundred (100) feet. The Vista Corridor(s) shall be established by a continuous vista corridor easement dedicated to the City of Scottsdale. The final plat shall show the location all dedicated Vista Corridor easements.*
- 5. All cuts and fills, including any proposed berms, shall be contoured to blend with the adjacent existing landforms, to the satisfaction of Plan Review and Permit Services staff. All cuts and fills exceeding eight (8) feet shall return for separate Development Review Board approval.*
- 6. All culverts, headwalls, and all other drainage structures shall be integrally colored to blend with the natural desert.*
- 7. Rip rap shall be indigenous or native stone.*
8. Final plat shall identify the use and maintenance of any land not used for residential lots.
9. Flagpoles, if provided, shall be one piece conical tapered.
10. Mass grading of the site shall not be permitted without subsequent DRB approval.
11. All construction and lot improvements (except driveways) shall occur within the building envelopes as shown on Building Envelope Exhibit, as shown on Attachment #5.

**ATTACHMENT A**



LOT DESIGN:

1. *Developer shall provide a graphic that clearly outlines the extent of the archaeology site in relation to overall lot layout. Specifically, the graphic shall depict how driveway and other improvements on lot 73 and 74 shall not impact the site. In addition, the developer shall outline how the archaeology site shall be protected.*
2. *Lots 64 and 65 shall be combined into one lot because of drainage considerations.*
3. *Developer shall indicate who is responsible for retention/detention maintenance for lots 42, 43, 44, and 45.*

ON-SITE LIGHTING:

1. *No on-site or landscape lighting is proposed or approved with this case. If on-site or landscape lighting is desired in the future, the developer shall return for a separate Development Review Board hearing.*

SIGNS:

1. Provide note on final landscape plans: Signs require separate approvals and permits.

BIKEPATHS/PUBLIC USE TRAILS:

1. *The following trails shall be shown on the final plat:*
  - a. *West side of 136<sup>th</sup> Street,*
  - b. *South side of Rio Verde Drive (Dynamite Blvd).*
2. *All trail alignments shall be subject to the review and approval of the Parks and Trails Coordinator and Plan Review staff. These public trails shall be dedicated in the form of easements, to the satisfaction of City staff.*
3. *The City's Trail Planner and the Plan Review staff shall approve the location, details, and construction materials of the trail crossings. The developer shall pay special attention to those lots that may have a driveway location crossing the trail along 136<sup>th</sup> Street.*
4. Paths and public use trails shall be consistent with the Design Standards and Policies Manual for the City of Scottsdale.

WALL DESIGN:

1. *No perimeter walls are proposed or approved with this case. If perimeter walls are desired in the future and subject to the provisions of the Zoning Ordinance, the developer shall return for a separate Development Review Board hearing.*
2. *Floodwalls that exceed four (4) feet in height, measured from the inside grade, shall return for separate Project Coordination Manager staff approval.*

3. *Individual lot walls shall conform to the building setback requirements for each site, except as modified by subsection #4 below*
4. *Individual lot walls (excluding approved floodwalls) shall not be permitted within the limits of inundation of any wash located on the site.*

LANDSCAPING:

1. *Decomposed granite shall not be used within dedicated NAOS easements, except in specified trail locations, emergency access or access to drainage facilities.*
2. *The developer shall include a typical NAOS revegetation plan indicating plant densities and varieties per a specified one hundred (100) sq. ft. area, which shall match adjacent undisturbed desert.*
3. Provide only plant material indigenous to this site *in revegetated NAOS areas.*
4. Upon removal of the salvageable native plants the salvage contractor shall submit a completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Planning Inspector within 3 months from the beginning of salvage operations and/or prior to issuance of the Certificate of Occupancy.
5. Sight distance triangles and sight distance lines shall be shown on final plans for all intersections.
6. *Provide the following as a note on the landscape plans:* Area within the safety triangle is to be clear of landscaping, signs, or other visibility obstructions with a height greater than 2 feet. Trees within the safety triangle shall have a canopy that begins at 7 feet in height upon installation. All heights are measured from nearest street line elevation.
7. *Provide the following as a note on the landscape plans:* All rights-of-way adjacent to this property shall be landscaped and maintained by the property owner.
8. The landscape plan for any model home(s) shall be submitted for final plans review and approval at the time of that lot's development.
9. No visible turf areas are permitted.
10. Provide 8% slope away from walk or curb for 5' 0" along all streets.
11. Setback all spray and stream type irrigation heads 1'-0" from back of curb or sidewalk to reduce overspray, or provide design alternatives to achieve similar results to be approved by Plan Review staff.

12. All roadway medians required of this project shall be shown on final landscape plan submittal and shall be landscaped and maintained by project's owner for a period of three years from final acceptance by Field Services.

IRRIGATION:

1. Developer shall identify the location of landscape meter and backflow preventors.
2. A temporary irrigation system is required in revegetated NAOS areas. This system shall be disconnected once the plant material is established and shall not exceed a period of three years.

NATURAL AREA OPEN SPACE (NAOS):

1. *A total of ninety (90) acres of NAOS is to be dedicated. This total includes a minimum of 49.8 acres of NAOS to be dedicated at the time of final plat, and the remainder of the NAOS dedicated on a per lot basis. (Note: Total NAOS Required is = 49.76 AC)*
2. *Driveways shall not be included in the NAOS calculations. (Specifically affects Lots 64 and 65)*
3. *Revegetation of disturbed areas for plat improvements shall be the responsibility of the plat developer.*

**TRAFFIC STIPULATION REQUIREMENTS**  
**CIRCULATION AND REFUSE**

ROADWAY, INTERSECTION AND ACCESS DESIGN:

1. *The developer shall dedicate right of way for 136th street as follows: Beginning at the intersection of 136th street and Dynamite; and proceeding south to East Pinnacle Vista Road, the first 300 ft on 136th street shall be 30 ft wide, and the remaining right of way width on 136th street shall be 25 ft wide. The roadway improvements shall be 20 ft wide asphalt pavement with 1.5 ft wide curb on the west side and a thickened edge on the east side of 136th street.*
2. *The developer shall dedicate 25 feet of half street right of way for 132nd street. The streets shall be designed to Local collector standard COS STD detail Fig 700-3. The half street improvement shall be 20 ft of asphalt with 1.5 ft of curbing on the side abutting the site and a thickened edge on the other side of the road.*
3. *The developer shall dedicate 75 feet of half street right of way for Dynamite Boulevard.*
4. *The developer shall dedicate a one-foot wide vehicular non-access easement on all perimeter roads abutting the proposed subdivision, except at approved driveway locations.*

5. *The developer shall construct the following street improvements to Dynamite Boulevard. Construct an eastbound right-turn deceleration lane onto 132<sup>nd</sup> Street and onto 136<sup>th</sup> Street. Construct a westbound left turn deceleration lane onto 132<sup>nd</sup> Street and onto 136<sup>th</sup> Street. The developer shall be responsible for obtaining any right-of-way or easements required for construction. The developer's registered traffic engineer shall determine the appropriate lengths for the traffic storage bays and taper lengths in compliance with the City of Scottsdale Design Standards and Policy Manual (DSPM). Design shall be subject to Transportation staff approval at time of final plan review. The developer shall employ the services of a geotechnical engineering firm to determine the thickness of the existing pavement section on Dynamite Boulevard. Any new pavement cross section constructed on Dynamite Boulevard shall match the existing pavement cross section (asphalt and base material) on Dynamite Boulevard. If there exist paved shoulders on Dynamite Boulevard, the developer cannot use the shoulders for the new pavement width, since the pavement thickness is too thin.*
6. *The developer shall construct a 10 foot wide paved shoulder on the south side of Dynamite Boulevard.*
7. *Provide detailed road cross sections of all perimeter roads for this development and demonstrate that sufficient right of way is dedicated to build 23 ft of road improvements (20 ft of asphalt with 1.5 ft of curbing on both sides of the road). The cross sections shall be scaled drawings, 1=10 Horizontal and 1=2 ft vertical. Plot the existing ground line. Show public utility and public access easements on the street cross sections.*
8. *The developer shall show the following easements on the construction documents for the following items: public utilities, public access, drainage and slope embankments for roads.*
9. *Dedicate an eight- foot public utility easement along 132<sup>nd</sup> Street, 136<sup>th</sup> Street and East Pinnacle Vista Drive.*
10. *In order to have the centerline of the new road centered on the property line, for the road alignments for East Pinnacle Vista and 136<sup>th</sup> Street, the developer shall meet with the abutting property owners and persuade them to dedicate Right of Way to the city for the road alignments unless otherwise required by city staff. This would ensure that roads do not become offset at intersections and there is room behind the curbs for utilities.*
11. *Show all new and existing culvert locations on the construction documents.*
12. *The developer shall construct a culvert under 136<sup>th</sup> Street at the approximate 300 CFS wash crossing (Wash A) order to keep the sediment and debris off the pavement after rainfall events.*
13. *The developer shall dedicate 25 ft of Right of way for East Pinnacle Vista Road from 136<sup>th</sup> street to a point midway between 136<sup>th</sup> street and 132<sup>nd</sup> street. Subject to the requirements of City Planning and Transportation staff, the developer may be required to either construct the road (20 feet of asphalt with thickened edge) with wet crossings using culverts with a minimum 18 inch diameter double barrel pipes, or pay cash in lieu of these improvements, or be relieved of construction and payment in-lieu requirements.*

INTERNAL CIRCULATION:

1. *Internal streets shall be constructed to the local residential street standard, figure 700-5, of the ESL Road Design Standards.*
2. *The developer shall dedicate 40 feet of right of way for all internal residential streets.*
3. *The developer shall construct paved access and paved turnarounds for lots 67 through 69 and lots 70 through 74.*

OTHER:

1. *Dedicate a 25-foot wide public access easement over the entire length of the scenic corridor easement on Dynamite Boulevard, and construct an 8-foot trail in the public access easement. The developer shall coordinate with Scott Hamilton, COS, to field locate the 25-foot wide public access easement and 8 ft trail prior to final approval of the construction documents.*
2. *Dedicate a 25-foot wide public access easement along the west side of 136th street and construct an 8-foot trail. The developer shall coordinate with Scott Hamilton, COS, to field locate the 8 ft trail prior to final approval of the construction documents.*

TRAFFIC SIGNALS:

1. *The developer shall not be required to contribute in lieu fees for any future traffic signals on Dynamite Boulevard.*

STRIPING AND SIGNAGE PLAN:

1. All incidental signing and striping required by site roadway improvements shall be included on the roadway paving plans.
2. When a detailed striping and signage plan is required to be submitted with final plans, it shall include the following:
  - a) All existing improvements and striping within 300 feet of limits of construction.
  - b) All signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

SIGHT DISTANCE:

1. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height, and 6 inches maximum width or diameter.
2. Sight distance easements shall be dedicated over sight distance triangles.

3. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Procedures, published January 1994.

REFUSE COLLECTION:

1. If individual (80 gallon) refuse containers are not planned for the development, the site's trash enclosures shall be constructed to City of Scottsdale's standards.

**DRAINAGE AND FLOOD CONTROL STIPULATIONS**

DRAINAGE:

1. COMPLIANCE. The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design, reports and plans that demonstrate conformance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.
2. FINAL DRAINAGE REPORT. With the final improvement plans submittal, the developer shall submit a final drainage report and plan, subject to Project Quality/Compliance Division approval. Before the approval of final improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) disc copy of the complete final drainage. In addition, the final drainage report and plan shall:
  - a. The preliminary drainage report that was submitted for this project, Desert Estates at Pinnacle Peak, case no. 5-PP-2003 shall conform to, address and/or correct the following items.
  - b. Prior to submitting their first improvement plan submittal, the developer shall revise the preliminary plat and grading and drainage plan to show that only 73 lots are platted. The existing plans show 74 lots, however, lots 64 and 65 shall be combined into one lot.
  - c. The most recent preliminary drainage report dated October 20, 2003 proposes to use an in line stormwater storage concept. In line storage shall not be allowed for this project. Prior to the first improvement plan submittal, revise the drainage report to describe the stormwater storage methods for this project. In the main body of the drainage report, create a section titled Stormwater Storage Provided. In this section, describe in detail the volume of storage required and the storage provided. Show all calculations in this section. Describe where the storage is provided and the size and depth of the storage basins. Discuss how the basins will be drained. Show all storage basin locations on the G&D plan.
  - d. All floodwalls, cut off walls and engineered berms that will be used to contain the water surface elevations of all on site washes for the 100 year, 6 hour storm event, shall be constructed by the developer as part of the street infrastructure construction phase. The floodwalls and engineered berms shall be constructed as one continuous integral system with uniformity in application. All floodwalls, cut off walls and engineered berms shall be analyzed for depth of scour. The floodwalls and berms shall not be constructed by

individual homeowners.

- e. The developer shall construct a "100 yr dry access crossing" for lot 65 over wash B, reach 5.
- f. Use a special legend detail to denote the locations of all floodwalls, engineered fill and engineered berms for flood control purposes.
- g. Provide a table in the drainage report that describes the physical parameters for each offsite and onsite watershed drainage basins. List the drainage area, maximum and minimum contour elevations, drainage length, slope, roughness coefficient and time of concentration. Discuss the changes in the time of concentration between the pre and post development states. If there are no changes in the time of concentration, then explain why.
- h. The drainage report shall prove via a pre vs. post hydrologic analysis, that at each flow concentration point leaving the property, the post development peaks are less than or equal to pre-development peaks.
- i. In the drainage report, provide detailed hydraulic calculations showing how you calculated the depth of water at all non culvert crossings on 132nd street and 136th street. If you use HEC-RAS, then make sure the appropriate number of upstream and downstream cross sections are provided and shown in detail on the grading and drainage plan.
- j. Show and discuss the exit velocities for all culvert locations and show and discuss the limits of erosion control for all culverts.
- k. Show and label all drainage easements required to convey water from the streets to the washes and from the culverts in Dynamite Boulevard.
- l. Provide documentation in the drainage report that the on site soils are in soil group C.
- m. The HEC 1 model for post conditions must incorporate the approximately 2.5 acre feet (minimum) of stormwater storage in the model.
- n. Provide calcs for determining the flow depths at all non-culvert wash crossings on 132nd street and 136th street.
- o. Discuss in the drainage report the impact of the diversion structure that is located on the property abutting the west property line. Discuss the physical characteristics of the diversion structure, such as the height, length, width and construction material. Discuss what will be the impact to your development if this man made berm is breached. How do you plan to preserve this diversion condition?
- p. Obtain a determination from the corps of engineers if Wash C is a 404 wash. This determination is necessary since the wash will be filled and diverted. Determination can be made after prelim plat approval but prior to the first final plan submittal.
- q. Show all the concentration points entering and exiting the property on the existing conditions watershed map and the pre and post development plans.

- r. Provide a box culvert under 136th street for Wash A in order to keep the sediment and debris off the pavement.
- s. Show the drainage sub basin lines on the pre and post development grading and drainage plans.
- t. Show the existing culverts on Dynamite on the pre and post development G&D plans, and quantify the flowrate from the culverts.
- u. Add a small drainage basin on the north side of Dynamite, next to basin 01 to the HEC 1 runs for pre and post conditions and re-run the HEC 1 and HEC RAS models for pre and post.
- v. Provide HEC RAS data for Wash B, Reaches 4 and 5.
- w. Provide the errors, warnings and notes data file for the HEC RAS models for the pre and post conditions.
- x. Provide a floppy disks with the HEC 1 and HEC RAS data files for the pre and post development conditions.
- y. Show and label the 404 Jurisdictional washes.
- z. There is an existing culvert beneath Dynamite Blvd that discharges water onto Desert Estates. Show this culvert on all Civil site plans, Grading and Drainage Plans and the Preliminary Plat. Also, quantify the amount of water flowing through this culvert.
- aa. Show location and size of existing and proposed culverts at all roadway-wash crossings. Show and label all washes that have a 50 cfs capacity or greater. Include analysis in the report.
- bb. On the Grading and Drainage Plan, show all building envelopes for each lot. Show all new roads and existing and proposed culvert locations. This includes 132nd st, 136th street, Dynamite and Pinnacle Vista.
- cc. Show topographic contours for 200 ft beyond the property lines on the improvement plans and the grading and drainage plans for the drainage report.
- dd. Using scaled drawings of 1inch =100 ft, show and label the onsite drainage sub-basins for both the pre and post developed conditions.
- ee. Perform a complete and thorough analysis of the split flow conditions for the site.
- ff. Provide HEC 1 and HEC 2 printouts for all washes
  - A. Show HEC 2 cross sections on the grading and drainage plan for all washes
  - B. Show all proposed culverts
  - C. Show and label all concentration points for the pre and post development conditions.
- gg. The proposed culverts are not being modeled in HEC RAS, and the boundary conditions for the culverts shall be shown in the HEC RAS model. Show the back water conditions



for the upstream side of all culverts. Show and discuss any flood control measures that will be used to protect the lots from inundation.

- hh. Using HEC RAS, add more cross sections at uniform spacing intervals for all washes and reaches in the post development conditions. Use the additional cross sections to accurately define the 100 yr flood boundaries.
- ii. Accurately model the proposed storage basins in HEC 1 and HEC RAS on washes A and B for the proposed development conditions.
- jj. Show a concentration point flowrate for Lot 15 at the southeast corner of the lot. There is concern about the constructibility of Lot 15, since 2 watersheds converge on it. Discuss in detail in the drainage report, the impact of the flows on this Lot 15 and what remedial actions will be provided. Show all proposed improvements and easements on the improvement plans and the grading and drainage plan. At a minimum, the developer shall construct as part of the street infrastructure system, an open channel along the west property line of lot 15. Provide flow energy dissipating devices as necessary to control high scouring velocities.
- kk. The developer shall provide erosion control protection for the south bank of Wash A, reach 1, along lots 4, 5 and 6. The construction shall occur with the street infrastructure system.
- ll. Along lots 67 through 69 and 70 through 74 and for the cul de sac at lot 66, the developer shall construct concrete cut off walls to protect the roadway below the depth of scour. The cut off walls shall be constructed along with the street infrastructure system.
- mm. The developer shall provide a minimum 12 foot wide public access easement/drainage easement at the following locations. The easement is required to provide maintenance access for the stormwater detention basins.
  - A. 42: Provide a minimum 12 foot wide public access easement across the rear of lot 42 from the street to the basin.
  - B. 43 and 44: Provide a minimum 12 foot wide public access easement between lots 43 and 44 from the street to the basin.
  - C. Lots 44 and 45: Provide a minimum 12 foot wide public access easement between lots 44 and 45 from the street to the basin.
- nn. Show on the grading and drainage plan, the intermediate flowrates at every third cross section and at every critical reach for washes A, B and C. Label the cross sections with the flowrate for that cross section.
- oo. Wash B, Reach 4: The culvert analysis should be for flows of 850 cfs, since it is at the confluence of two washes. If a flowrate of less than 850 cfs is used, then provide detailed calculations and cross sections to support the design flowrate.
- pp. Exit velocities at Wash B, Reach 1 are so excessive that they do not represent proposed conditions. Revised model to get accurate velocities.
- qq. Provide cross sections at the storage basins and at critical locations along the engineered floodwall in Wash B.

- rr. Culvert on Wash B, Reach 2 needs to be modeled at a higher flowrate, greater than 1055 cfs.
- ss. Culvert on Wash B, Reach 4 needs to be modeled at a flowrate greater than 403 cfs.
- tt. For all discharge concentration points along 136<sup>th</sup> Street, show and discuss how the peak flowrate discharge have been reduced for the 2yr, 5 yr, 10yr, 25 yr and 50 yr storm event. Show all calculations in a separate appendix.
- uu. Show the location of the existing culvert on Dynamite Boulevard. Change the flowrate in the culvert in Dynamite Blvd back to 23 CFS as shown in previous drainage reports. Or explain why the flowrate changed from 23 cfs to 12 cfs. Provide detailed calculations and watershed mapping exhibits.
- vv. Wash B, reach 4 at 132<sup>nd</sup> Street: There exist a split flow conditions, where the 403 cfs flow can go down two different channels. This split flow condition will affect lot 65 . Describe this condition in the report and discuss how the split flow condition will be controlled. Show all culverts or floodwalls that will be needed to control this condition.
- ww. Wash B, reach 2 at 132<sup>nd</sup> Street: There exist a split flow condition just west of 132<sup>nd</sup> street. Quantify the magnitude of this condition in cfs. Discuss in detail the impacts to lots 1, 38, 56, 57 etc..., Provide detailed calculations. Describe this condition in the report and discuss how the split flow condition will be controlled. Show all culverts or floodwalls that will be needed to control this condition.
- xx. Lots 65 and 66 do not have 100 yr storm event access. The developer shall construct a culvert over Wash C, discuss this in the report show this on the prelim plat and grading and drainage plan.
- yy. The developer shall construct the roadway and cul de sac that serves lots 68, 69, 70 and 71. Show on the grading and drainage plans how the sides of the roadway that abut the washes will be protected from scour and erosion.
- zz. Provide a full size 24"x36" minimum, color context aerial map. Show the following items as overlays on the aerial photo: 2 ft elevation contours, lots lines , building envelopes, roadways and proposed culvert and floodwalls. Do not block out the underlying vegetation. Limits of photo shall include areas 1000 ft beyond the property lines.
- aaa. Label and show the existing contour elevations, especially at stormwater storage basins and culverts.
- bbb. Show all building envelopes on the grading and drainage plan and on the construction documents.
- ccc. Building envelopes for individual lots shall not encroach on any 100- year floodplain.
- ddd. Explain in detail why the post development HEC 1 model is using only a 15% impervious area. Compare this to the pre development HEC 1 impervious area.
- eee. On line stormwater detention basins and any on line storage concept is not allowed for Desert Estates at Pinnacle Peak.

- fff. The developer shall provide at a minimum, at least 2.5 acre feet of off line stormwater storage in detention basins.
- ggg. The developer shall provide on site stormwater storage for the difference between pre-vs-post development flow volumes. Detained volumes shall be provided in off line basins within dedicated drainage easements or tracts and shall be metered directly into adjacent natural washes in order to dissipate the flows. Provide calculations demonstrating that the basin drain time should not be less than 24 hours to ensure the effectiveness of the basin. Discharge from the basin can be regulated with an orifice plate over the entrance of the outlet pipe, as long as the outlet pipe meets the minimum size pipe requirements.
- hhh. Lot 74: Show the 75 foot by 75 foot utility easement for the wastewater pump station on the preliminary plat, final plat, the grading and drainage plan and civil improvement plans. Provide a separate site access in an easement to the wastewater pump station site. The wastewater pump station shall not be in the 100 year floodplain.

**The following comments apply to Wash A, Reach 1:**

1. The cross section HEC RAS modeling for River station 145 is incorrect. It shows the water surface to be 4 feet below the existing channel bottom. Correct this problem.
2. The proposed floodplain is not modeled correctly. Insert another river station cross section between RS 135 and RS 145 to determine the limits of construction for a floodwall or engineered berm.
3. In the drainage report, provide detailed hydraulic calculations showing how you calculated the depth of water at all non-culvert crossings on 132nd street and 136th street. When using HEC-RAS, make sure the appropriate number of upstream and downstream cross sections are provided and shown in detail on the grading and drainage plan.
4. Obtain a determination from the corps of engineers if Wash C is a 404 wash. This determination is necessary since the wash will be filled and diverted.
  - a. Show all upstream contributing basin areas, including calculations and analysis for the peak runoff entering the site. Include a discussion of how grading, drainage and finished floor elevations will be affected by development.
  - b. Discuss how storm water storage basins will be drained, (by gravity out-fall, pump, etc.) Provide bleed-off calculations that demonstrate the discharge rate and time to drain.
  - c. Demonstrate that historical flow through the site has been maintained and that storm water runoff exiting this site has a safe place to flow.
  - d. Include an exhibit that indicates where the site lies within the FEMA designated areas and define all pertinent FEMA designations.

- e. Include calculations for rip-rap lined channels and rip-rap outlet structures using the design criteria for characteristic sizing, gradation, thickness and filter-blanket requirements from the Drainage Design Manual for Maricopa County, Volume II.
5. STORM WATER STORAGE REQUIREMENT. The developer has received an approved stormwater storage waiver. There are no in lieu fees for this project as per the stormwater storage waiver.
6. BASIN LOCATION. Basins shall be located within easements, or common tracks with easements, dedicated for the purposes of storm water storage.
7. BASIN CONFIGURATION. Storm water storage basins smaller than 20,000 square feet shall have a maximum water depth of three (3') feet, and a 10:1 width to depth ratio with 4:1 maximum side slopes.
8. BASIN CONFIGURATION. Storm water storage basins larger than 20,000 square feet having water depth greater than three (3') feet shall have 4:1 maximum side slopes for depth of three (3') feet or less, and 6:1 maximum side slopes for depths greater than three (3') feet.
9. BASIN OUT-FALL. Storm water storage basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. Storage basins must drain completely within 36-hours.
10. DRAINAGE OF BASIN. Infiltration of storm water through the basin floor is not acceptable as the sole means of draining the basin. Storm water storage basins should be designed to meter flow to the historic out-fall point. Where no out-fall exists (or metering is not possible) other methods of discharge such as pumps, etc. may be considered.
11. UTILITY CONFLICT COORDINATION. Before improvement plan approval by the Project Quality/Compliance Division, the developer shall submit a signed No Conflict form (Not required for city owned utilities) from every affected utility company.
12. GRADING AND DRAINAGE PLAN. A site-specific grading and drainage plan shall be submitted to the Project Quality/Compliance Division. The grading and drainage Plan shall include, but not be limited to the following:
  - a. Benchmark datum shall be based on North American Datum of 1988.
  - b. Provide a base plan sheet with topography at 2-foot minimum contour lines.
  - c. Contours, or sufficient spot elevations, shall be shown beyond the limits of construction as required to sufficiently reflect the impact of development on the abutting improvements and or rights of way.
  - d. Show top of curb elevations in front of each lot, at grade breaks and at intersection corners.



- e. Show street cross slope direction (use arrows).
  - f. Show all easements including, but not limited to, slope, public utility, vehicular non-access, waterline, sanitary sewer line, etc.
  - g. Show all drainage facilities; culverts, storm drains, storm water storage basins (with storage volume required,  $V_r$ , and storage volume provided,  $V_p$ , noted on the improvement plans).
  - h. Show  $Q_{(100)}$  at culvert inlets, where wash corridors converge, and at storm water entrance/exit points of the parcel boundaries.
  - i. Show the limits of inundation for all washes having a flow rate of 50 cfs or more using the peak runoff from the 100 year 6 hour storm event.
  - j. Note: "Rip-rap shall be placed so that a dense, uniform mass of durable, angular stones with no apparent voids or pockets is configured."
  - k. Show all multi-use paths and multi-use trails.
  - l. Show all walls, such as perimeter, screening and retaining walls.
13. OFF-SITE RUNOFF. All development shall be designed to satisfactorily convey peak discharge for the 100-year, 6-hour storm event through the site without significant damage to structures.
14. ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS. All construction activities that disturb one or more acres shall obtain coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit for Construction Activities. [NOI forms are available in the City of Scottsdale One Stop Shop, 7447 East Indian School Road, Suite 100. Contact Region 9 of the U.S. Environmental Protection Agency at 415-744-1500, and the Arizona Department of Environmental Quality at 602-207-4574 or at web site <http://www.epa.gov/region9>.]
- The developer shall:
- a. Submit a completed Notice of Intent (NOI) to the EPA.
  - b. Submit a completed Storm Water Pollution Prevention Plan (SWPPP) to the City of Scottsdale Development Quality and Compliance Division with the improvement plan submittal.
15. NOTICE OF INTENT (NOI). With the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a copy of the NOI.
16. SECTION 404 PERMITS. With the improvement plan submittal to the Project Quality/Compliance Division, the developer' engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes),

river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]

17. DUST CONTROL PERMITS. Prior to the start of grading on sites 1/10 acre or larger, a Dust Control Permit (earth moving equipment permit) must be obtained from Maricopa County Division of Air Pollution Control. Call the county (507-6727) for fees and application information.

#### DRAINAGE STRUCTURES:

1. RETAINING WALLS. Provide a structural design report for retaining walls, including but not limited to, scouring analysis and calculations for active forces based on an associated geotechnical analysis of the soils and soils condition.

#### BRIDGES:

1. BRIDGES. All drainage crossings, including any configuration of box culverts or pipes which span 20 feet or more (as measured along the roadway centerline) shall be subject to review and approval by the city staff.
2. SUBMITTAL REQUIREMENTS. With the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit two (2) separate copies of the improvement plans, subject to city staff approval, for structural review. In addition, the cover sheet shall:
  - a. Provide a vicinity map that indicates the precise location of the bridge(s).
  - b. Provide the names and addresses of the developer, contractor, and engineer.
  - c. Show the associated "DR" or "PP" numbers.

#### VERIFICATION OF COMPLIANCE

1. REQUIRED SPECIAL INSPECTIONS. Before the approval of the improvement plans, the Project Quality/Compliance Division staff shall specify those drainage facilities that shall be required to have Special Inspections. See Section 2-109 of the Design Standards and Policies Manual for more information on this process.
2. CONDITION FOR ISSUANCE OF GRADING & DRAINAGE PERMIT. Before the issuance of a Grading & Drainage Permit:
  - a. The developer shall certify that it has retained an Inspecting Engineer by completing Part I (Project Information) and Part II (Owner's Notification of Special Inspection) of the Certificate of Special Inspection of Drainage Facilities (CSIDF); and,
  - b. The Inspecting Engineer shall complete Part III (Certificate of Responsibility) of the CSIDF.

3. CONDITION FOR ISSUANCE OF CERTIFICATE OF OCCUPANCY AND/OR LETTER OF ACCEPTANCE. Before the issuance of a Certificate of Occupancy and/or a Letter of Acceptance:
  - a. The Inspecting Engineer shall complete the Certificate of Compliance form.
  - b. The developer shall submit all required Special Inspection Checklists and the completed Certificate of Compliance form to the Inspection Services Division. The Certificate of Compliance form shall be sealed, signed and dated by the Inspecting Engineer, and shall be attached to all required Special Inspection Checklists completed by the Inspecting Engineer.
4. AS-BUILT PLANS. Before the issuance of a Certificate of Occupancy and/or a Letter of Acceptance:
  - a. City staff may at any time request the developer to submit As-built plans to the Inspection Services Division.
  - b. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
  - c. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins and underground storm water storage tanks, bridges as determined by city staff.

TRACTS AND EASEMENTS:

1. DEDICATIONS. Drainage and flood control easements shall be dedicated to the city to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 50 cfs or more, and for all FEMA regulatory floodways to the extent of the 100 year base flood elevation.
  - a. All drainage and flood control easements, including easements for storm water storage, shall be dedicated on the final plat with maintenance responsibility specified to be that of the Homeowners Association and or property owner.
  - b. Before any building permit is issued for the site, any additional drainage and flood control easements determined necessary due to final design analysis and proposed improvements, shall be dedicated to the city.
2. MAINTENANCE RESPONSIBILITY. Maintenance responsibility shall be that of the Homeowners Association and or property owner. All easement dedications shall demonstrate conformance to the ordinances and the Scottsdale Revised Code – Section 37-45. In addition all easement dedications shall:
  - a. Specify the right of the city to enter into the easement for the purposes of the removal of obstructions and or impedance to the watercourse that are deemed to be a public

nuisance, when so designated by the Floodplain Administrator.

- b. Note that the Homeowners Association and or property owner shall pay actual costs for the removal of obstructions and or impedance to the watercourse.

### **WATER AND WASTEWATER STIPULATIONS**

#### **WATER & WASTEWATER:**

1. COMPLIANCE. The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance Requirements, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.
2. COMPLIANCE. All water and sewer lines shall be constructed in accordance with the city's Water and Wastewater Master Plans.
3. BASIS OF DESIGN REPORT (WATER). *The preliminary BOD Reports for water and sewer prepared by SKG, have been reviewed by the Water Resources Dept. The City of Scottsdale notified the applicant through review comments to the Basis of Design Report of the additional requirements for the water and sewer systems for Desert Estates.* Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department before the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
  - a. Identify the location, size, condition and availability of existing water lines and water related facilities such as water valves, water services, fire hydrants, back-flow prevention structures, etc.
  - b. Identify the timing of and parties responsible for construction of all water facilities.
  - c. Include a complete description of requirements relating to project phasing.
4. BASIS OF DESIGN REPORT (SANITARY SEWER). *The preliminary BOD Reports for water and sewer prepared by SKG have been reviewed by the Water Resources Dept. The City of Scottsdale notified the applicant through review comments to the Basis of Design Report of the additional requirements for the water and sewer systems for Desert Estates.* Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department before the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
  - a. Identify the location of, the size, condition and availability of existing sanitary sewer lines and wastewater related facilities.



- b. Identify the timing of and parties responsible for construction of all sanitary sewer facilities.
  - c. Include a complete description of requirements relating to project phasing.
- 5. APPROVED BASIS OF DESIGN REPORT. Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall have obtained approval of the Basis of Design Report.
- 6. FIRE CODE. The water system shall be designed to provide two (2) sources of water to the developed site.
- 7. WATER SAMPLING STATIONS. Prior to the approval of the improvement plans by the Plan Review and Permit Services Division, all water sampling stations shall be shown and labeled on the improvement plans.
  - a. Water sampling station locations are subject to review and approval by the Water Quality Division. Contact Mr. Craig Miller at 480-312-5685 in the City of Scottsdale Water Resources Department for questions regarding the status of the review.
  - b. The Water Quality Division shall distribute copies of the approved sampling station location(s) to the Plan Review and Permit Services Division.
- 8. CLEARANCE FROM WALLS. Where walls cross or run parallel with water lines, sewer lines, and or fire lines the following shall apply:
  - a. Walls constructed parallel to water and sewer, and or fire lines shall be set such that the face of the wall is a minimum of six ( 6') feet from the outside diameter of the pipe.
  - b. Walls constructed across or perpendicular to water and sewer lines, and or fire lines shall be designed with gates or removable wall panels for maintenance and emergency access.
- 9. PRESSURE FLOW TEST. At the time of final plan submittal, the developer shall submit an engineer's certification of adequate pressure and flow to the highest fire sprinkler floor elevation and a fire flow test of the water system.
- 10. MANHOLE LOCATION. Manholes shall not be located on lots.
- 11. ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY REQUIREMENTS (ADEQ). The developer shall be responsible for conformance with ADEQ regulations and requirements for submittals, approvals, and notifications. The developer shall demonstrate compliance with Engineering Bulletin #10 Guidelines for the Construction of Water Systems, and Engineering Bulletin #11 Minimum Requirements for Design, Submission of Plans, and Specifications of Sewerage Works, published by the ADEQ. In addition:
  - a. Before approval of final improvement plans by the Project Quality/Compliance Division, the developer shall submit a cover sheet for the final improvement plans with a completed signature and date of approval from the Maricopa County Environmental

Services Department (MCESD).

- b. Before issuance of encroachment permits by city staff, the developer shall provide evidence to city staff that a Certificate of Approval to Construct Water and/or Wastewater Systems has been submitted to the MCESD. This evidence will be on a document developed and date stamped by the MCESD staff.
- c. Before commencing construction, the developer shall submit evidence to city staff that Notification of Starting Construction has been submitted to the MCESD. This evidence shall be on a document developed and date stamped by the MCESD staff.
- d. Before acceptance of improvements by the city Inspection Services Division, the developer shall submit a Certificate of Approval of Construction signed by the MCESD and a copy of the As-Built drawings.
- e. Before issuance of Letters of Acceptance by the city Inspection Services Division, the developer shall:
  - (1) Provide to the MCESD, As-Built drawings for the water and/or sanitary sewer lines and all related facilities, subject to review and approval by the MCESD staff, and to city staff, a copy of the approved As-Built drawings and/or a Certification of As-Built, as issued by MCESD.
  - (2) Provide to the MCESD a copy of the Engineers Certificate of Completion with all test results, analysis results, and calculations, as indicated on the form.
  - (3) Provide to the MCESD a copy of the "Request for Certificate of Approval of Construction" of water/sewer lines with all appropriate quantities.
  - (4) Provide the city Inspection Services Division a copy of the Certificate of Approval of Construction, as issued by the MCESD.

TRACTS AND EASEMENTS`:

- 1. UTILITIES IN TRACTS. All utilities between lots shall be located entirely within a dedicated tract (20' minimum width).
- 2. EASEMENTS AND MAINTENANCE RESPONSIBILITY. All associated water and sewer line easements shall be shown on the final plat with maintenance responsibility specified with the final plat notes.
- 3. CONVEYANCE OF TRACTS/LOTS. Unless otherwise agreed to in writing by the Asset Management Coordinator, each tract or lot dedicated to the city shall be: (1) conveyed by a general warranty deed, and (2) accompanied by a title policy in favor of the city, both to the satisfaction of city staff as designated by the Asset Management Coordinator.
- 4. RESPONSIBILITY FOR LANDSCAPING IMPROVEMENTS. Indemnity agreements shall be required when substantial improvements and (or) landscaping are proposed within a utility easement. The agreement shall acknowledge the right of the city to access the easement as necessary

for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

## **ORDINANCE REQUIREMENTS**

Some Things You Should Know About Ordinance Requirements:

- ◆ Some of the Ordinance requirements that may be relevant to your project are included in the following pages as helpful information.
- ◆ There may be some Ordinance requirements, which apply to your project that aren't included here.
- ◆ Any appeals must be made in writing to the CITY CLERK'S OFFICE.



### **ENGINEERING ORDINANCE REQUIREMENTS**

**ALL STIPULATIONS FROM THE ASSOCIATED REZONING OR USE PERMIT CASES CONTINUE TO APPLY.**

#### **DRAINAGE AND FLOOD CONTROL:**

1. STORM WATER STORAGE REQUIREMENT. Storm water storage is required on-site for all site runoff generated by a 2-hour, 100-year frequency design storm.
2. HISTORICAL FLOW. Off-site runoff must enter and exit the site as it did historically.
3. STORM WATER DISCHARGE. Storm water storage basins should be designed to meter flow to historic out-fall point. Where no out-fall exists (or metering is not possible), other methods of discharge may be considered.
4. STORM WATER RUNOFF. Storage basins must drain completely within 36-hours.
5. BASIN LOCATION. Storm water storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
6. STREET CROSSINGS. Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will be no greater than 1 foot.
7. SECTION 404 PERMITS. Approval from the Army Corps of Engineers under the conditions of SECTION 404 PERMIT of the Clean Water Act may be required where proposed construction is adjacent to or within washes.
8. DEDICATIONS AND EASEMENTS. All vista corridor easements, drainage easements and easements for storm water storage shall be dedicated on the final plat, and by separate instrument as required and agreed to by city staff, with maintenance the responsibility of the property owner and or the Homeowners Association.

#### **REFUSE REQUIREMENTS:**

1. Refuse collection methods and arrangements shall be made prior to final plans approval.

#### **STREET LIGHTS:**

1. Public streetlights shall be installed in accordance with City of Scottsdale's Revised Code, Section 48-149. The developer shall be responsible for coordinating a street layout and cost estimate with the utility company. The layout and cost estimate must be submitted at the

time of final plan submittal. The developer shall pay for street light installation costs prior to issuance of building permits or final plat recording.

2. The developer shall execute an agreement to participate in an Improvement District for maintenance and operation of streetlights. The Street Light Improvement District will be formed at the time of final plat approval by City Council.

PUBLIC TRAIL:

1. *Dedicate a 25-foot wide public access easement over the entire length of the scenic corridor easement on Dynamite Boulevard, and construct an 8-foot trail in the public access easement. The developer shall coordinate with Scott Hamilton, COS, to field locate the 25-foot wide public access easement and 8 ft trail prior to final approval of the construction documents.*
2. *Dedicate a 25-foot wide public access easement along the west side of 136th street and construct an 8-foot trail. The developer shall coordinate with Scott Hamilton, COS, to field locate the 8 ft trail prior to final approval of the construction documents.*

PARKING LOTS:

1. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

**TRAFFIC ORDINANCE REQUIREMENTS:**

1. Streets and other related improvements:

STREET NAME	STREET TYPE	R.O.W. DEDICATION	ROADWAY IMPROVEMENT	CURB TYPE	BIKEPATH/ SIDEWALK
Dynamite Boulevard	Parkway	75 Feet (Half-Street) (55 Feet Existing)	See Note A	None	10 ft paved shoulder
136 <sup>th</sup> Street (except the most Northerly 300 ft.)	Local residential	25 Feet (Half-Street) (0 Feet Existing)	23-Ft, BC-BC (Minimum)	Ribbon curb with a graded shoulder	6-Foot Shoulder
136 <sup>th</sup> Street For the northernmost 300 ft of 136 <sup>th</sup> Street only.	Local Collector	30 ft half street (0 ft existing)	23-Ft, BC-BC (Minimum)	Ribbon curb with a graded shoulder	10-Foot Shoulder
132 <sup>nd</sup> Street	Local residential	25 Feet Half Street (0 Existing)	23-Ft, BC-BC (Minimum)	Ribbon curb with a graded shoulder	6-Foot Shoulder
East Pinnacle Vista. From 136 <sup>th</sup> street to a point midway between 136 <sup>th</sup> street and 132 <sup>nd</sup> street.	Local residential	25 Feet Half Street (0 Existing)	20-Ft of pavement surface* (Minimum)	none	6-Foot Shoulder
Internal Streets	Local Residential	40-Feet right of way	23-Ft, BC-BC (Minimum)	Ribbon curb with a graded shoulder	6-Foot Shoulder

*Note A. The developer shall construct the following street improvements to Dynamite Boulevard. Construct an eastbound right-turn deceleration lane onto 132<sup>nd</sup> Street and onto 136<sup>th</sup> Street. Construct a westbound left turn deceleration lane onto 132<sup>nd</sup> Street and onto 136<sup>th</sup> Street. The developer shall be responsible for obtaining any right-of-way or easements required for construction. The developer's registered traffic engineer shall determine the appropriate lengths for the traffic storage bays and taper lengths in compliance with the City of Scottsdale Design Standards and Policy Manual (DSPM). Design shall be subject to Transportation staff approval at time of final plan review. The developer shall employ the services of a geotechnical engineering firm to determine the thickness of the existing pavement section on Dynamite Boulevard. Any new pavement cross section constructed on Dynamite Boulevard shall match the existing pavement cross section (asphalt and base material) on Dynamite Boulevard. If there exist paved shoulders on Dynamite Boulevard, the developer cannot use the shoulders for the new pavement width, since the pavement thickness is too thin.*

*\* Subject to Traffic Requirements, Roadway, Intersection and Access Design, Stipulation #13*

## **ENGINEERING WATER & SEWER ORDINANCE REQUIREMENTS**

### **WATER DEVELOPMENT ORDINANCE**

1. WATER PROVIDER. City of Scottsdale is responsible for supplying the water to this project.
2. HEALTH AND SAFETY REQUIREMENTS. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.
3. DEVELOPMENT FEES. The developer shall pay a development fee for city water supply in accordance with city Ordinance. This fee shall be paid at the time, and as a condition, of the issuance of a building permit, or if the development does not require a building permit, prior to connection to the city water system. All questions may be referred to Mike Mahoney a 480 312-5685, Water Resources Analyst, in the City of Scottsdale Water Resources Department.
4. WATER METER FEES. Prior to the issuance of any building permit, the developer shall pay a Water Meter Fee for connection to the City water system in accordance with City Ordinance.

### **SEWER DEVELOPMENT ORDINANCE**

1. DEVELOPMENT FEE. The developer shall pay a development fee for city sanitary sewer in accordance with city Ordinance. This fee shall be paid at the time, and as a condition, of issuance of a building permit, or if the development does not require a building permit, prior to connection to the city sewer system. All questions may be referred to Mike Mahoney at 480 312-5685, Water Resources Analyst, in the City of Scottsdale Water Resources Department.
2. SEPTIC SYSTEM. Permission to construct a septic system shall be obtained in writing from the Water Resources Department. Private sewage disposal systems shall comply with all laws and regulations of the State of Arizona, Maricopa County and the City of Scottsdale.
3. CONNECTION TO CITY SEWER. Disconnection of septic and connection to the City sewer system is required within one year of when the City sanitary sewer system becomes available.

### **FINAL PLANS SUBMITTAL REQUIREMENTS**

DETAILED INFORMATION REGARDING CONSTRUCTION PLAN PREPARATION FOR PLANS SUBMITTED TO THE CITY OF SCOTTSDALE FOR APPROVAL CAN BE FOUND IN THE SCOTTSDALE DESIGN STANDARDS AND POLICIES MANUAL. PLAN SHEET DIMENSIONS SHALL CONFORM TO THE FOLLOWING SIZES:

- |                                 |   |
|---------------------------------|---|
| * BUILDING PLANS:               | 11" X 17 MINIMUM, UP TO 30" X 42" MAXIMUM |
| * LANDSCAPING/IRRIGATION PLANS: | 24" X 36" (MYLAR ORIGINALS)               |
| * CIVIL PLANS:                  | 24" X 36" (MYLAR ORIGINALS)               |

EACH ITEM LISTED WITHIN THESE SUBMITTAL REQUIREMENTS MUST BE INCLUDED. A COPY OF THIS LIST MUST ALSO ACCOMPANY YOUR FIRST SUBMITTAL. INCOMPLETE SUBMITTALS WILL NOT BE ACCEPTED.

ALL CONSTRUCTION PLANS, REPORTS, ETC., MUST BE IN CONFORMANCE WITH THOSE APPROVED BY THE DEVELOPMENT REVIEW BOARD.

THE FOLLOWING INFORMATION MUST APPEAR ON THE COVER SHEET:

- ◆ BOOK, MAP AND PARCEL NUMBER OF PROPERTY ON WHICH IMPROVEMENTS ARE BEING PROPOSED.
- ◆ SITE ADDRESS.
- ◆ PLAN CHECK NUMBER AND ALL APPLICABLE CASE NUMBERS MUST APPEAR WITHIN THE BOTTOM OR RIGHT-HAND MARGIN IN 1/2-INCH LETTERS.
- ◆ NAME, ADDRESS AND PHONE NUMBER OF THE OWNER AND THE PARTY PREPARING THE PLANS.

### **DIGITAL SUBMITTAL REQUIREMENT** (EFFECTIVE MAY 1, 1999)

1. IF THE NUMBER OF LOTS APPROVED BY THE DEVELOPMENT REVIEW BOARD IS DIFFERENT FROM THE ORIGINAL ELECTRONIC SUBMITTAL, A REVISED DIGITAL FILE OF THE PRELIMINARY PLAT IS REQUIRED AT THE TIME OF FINAL PLANS.
2. DIGITAL SUBMITTAL OF FINAL PLAT DUE WITH MYLARS. SEE PRELIMINARY PLAT SHOPPING LIST ATTACHMENTS ("NOTIFICATION OF DIGITAL SUBDIVISION PLAT SUBMITTAL," "SUBDIVISION PLATS CAD LAYERING GUIDELINES," AND "SUBDIVISION PLATS CAD STANDARDS AND NAMING CONVENTIONS") FOR FORMATTING DETAILS AND GENERAL INFORMATION.



**PLANNING PLANS SUBMITTAL REQUIREMENTS**

1. Plans shall be submitted on the following paper sizes:
  - a) BUILDING PLANS: 11" X 17" minimum, up to 30" x 42" maximum
  - b) LANDSCAPING/IRRIGATION PLANS: 24" x 36"
  - c) CIVIL PLANS: 24" x 36"
2. Provide intent as to maintenance responsibility of all landscaped areas. Provide note on the working drawings.
3. Provide a landscape plan of all existing trees and/or cactus for staff analysis of trees and/or cactus to remain or to be transplanted. Indicate size and specimen.
4. Provide the necessary design documents and plans as established for the "Environmentally Sensitive Lands".
5. Provide a schedule indicating the timing on installation of all improvements required by planning.
6. Provide a contour map of the existing topography.
7. Provide a final plat with the following information:
  - a) Zoning of property.
  - b) Vicinity map.
  - c) Property lines and dimensions, street names, centerline of street.
8. Provide landscaping and irrigation plans with the following information:
  - a) Plant palette (type, size, quantity)
  - b) Retention/detention basin slope
  - c) Perimeter wall elevations with the following information:
    - i) Height of perimeter wall above finished grade (both interior and exterior).
    - ii) Colors of all exterior materials (as required by Sec. 7.854 E of the Zoning Ordinance/matching those approved by Development Review Board).
  - d) Provide catalog cut sheets of all on-site lighting fixtures in common areas.
9. The applicant shall provide on an unrecorded supplemental document the total square footage of each lot less the square footage of any areas dedicated to natural area open space (NAOS), and tracts at the time of final plat submittal for use by the Water Department for goal billing.

### PLANNING ORDINANCE REQUIREMENTS

**Note:** This plat is subject to the ESLO II provisions.

#### LOT DESIGN:

1. *Lot area, width and depth shall comply with the R1-70 ESL amended district standards, measured in conformance with Scottsdale Zoning Ordinance, as approved in case Number 5-PP-2003.*
2. *The developer shall revise lots 54 and 55 to comply with the minimum lot area.*
3. All lots shall abut a public, or private street furnishing satisfactory access thereto.

#### BUILDING HEIGHT:

1. *Maximum building height, measured from natural grade, shall be twenty-four (24) feet, to the satisfaction of Plan Review staff, and shall be noted on the plat.*

#### NATURAL AREA OPEN SPACE (NAOS):

1. *The total of the NAOS dedicated with the plat and the NAOS provided on-lot shall meet or exceed the minimum required NAOS for the parcel, to the satisfaction of Plan Review staff.*
2. *The developer shall provide a revised lot comparison table indicating the amount of NAOS to be provided by each individual lot at the time of that lot's development.*
3. *All areas calculated as undisturbed NAOS shall be left untouched, except that additional plant materials, indigenous to the site only, may be introduced to NAOS as approved by the Plan Review staff in compliance with the City of Scottsdale Zoning Ordinance.*
4. FINAL PLANS SHALL NOT BE APPROVED until a protection program indicating construction boundaries, and techniques used to insure that NAOS is not disturbed during construction, has been submitted and field approved by Plan Review and Permit Services staff.
5. The applicant shall provide documentation of proposed distribution of Natural Area Open Space (NAOS) required for right-of-way to lots or common areas prior to final plat approval.

#### LANDSCAPING:

1. All plant materials in right-of-way shall be on the Department of Water Resources (DWR) low water plant list for the Phoenix Active Management Area (AMA).

2. Provide documentation required for issuance of a Native Plant Permit as required in City Code and outlined in the Zoning Ordinance. The Native Plant Permit is a separate submittal and approval. Contact the City's Native Plant Officer at 312-7080 to initiate the process.
3. *If models homes are proposed, they shall comply with the City Code requirements regarding turf and water intensive landscaping.*
4. Provide 6-inch vertical concrete curb between any driveways or parking areas and landscape areas.

### DEVELOPMENT STANDARDS

SUBDIVISION NAME Desert Estates

CASE # 5-PP-2003

ZONING R1-70 PCD PRD ESL XXX

	ORDINANCE REQUIREMENTS	AMENDED STANDARDS	MAXIMUM ESLO REDUCTION %
<b>A. MIN. LOT AREA</b>	70,000 sf	52,500 sf	25
<b>B. MIN. LOT WIDTH</b>			
1. Standard Lot	250'	188'	25
2. Flag Lot		20'	
<b>C. MAXIMUM BUILDING HEIGHT</b>	26'	26'	0
<b>D. MIN. YARD SETBACKS</b>			
1. FRONT YARD			
• FRONT (to face of building)	60'	45'	25
• FRONT (to face of garage)	60'	45'	25
• FRONT (corner lot, side street)	60'	45'	25
• FRONT (corner lot, adjacent to key lot, side street)	60'	45'	25
• FRONT (double frontage)	60'	45'	25
2. SIDE YARD			
• Minimum	30'	23'	25
• Minimum aggregate	60'	46'	25
3. REAR YARD			
• Standard Depth	60'	45'	25
• Min. Depth (% of difference which can be occupied)			
<b>E. DISTANCE BETWEEN BUILDINGS (MIN)</b>			
1. Accessory & Main	10'	10'	0
2. Main Buildings/Adjacent Lots	60'	46'	25
<b>F. MAXIMUM WALL HEIGHT</b>			
1. FRONT	3'	3'	0
2. SIDE	8'	8'	0
3. REAR	8'	8'	0
4. Corner side not next to key lot	8' on PL	8' on PL	0
5. Corral fence height (on prop line)	6' on PL	6' on PL	0
<b>G. DEVELOPMENT PERIMETER SETBACKS</b>			
<b>H. APPLICABLE ZONING CASES</b>			
<b>I. NOTES &amp; EXCEPTIONS</b>			

## Construction Document/Final Plat Submittal Requirements

A copy of these construction document submittal requirements must accompany your first plan review submittal. Provide each item listed on the submittal checklists at your first submittal.

**Incomplete submittals will not be accepted.**

All Landscaping/Irrigation, Civil plan sheets must be 24" X 36" size, including Mylar originals. All Building sheets shall be a minimum 24" X 36" size.

**The cover sheet must contain the following information:**

1. County Assessor parcel number of property on which improvements are being proposed.
2. Full street address assigned by the City of Scottsdale Records Department
3. Provide space for City of Scottsdale Plan check number in the right hand margin. All applicable case numbers must be in 1/4-inch letters.
4. Provide the name, address, phone number, and email address of the owner, the party preparing the plans, the architect, and the developer.

Detailed information regarding construction plan preparation to the City of Scottsdale can be found in the City of Scottsdale's DESIGN STANDARDS AND POLICIES MANUAL. You may access the manual online at <http://www.ci.scottsdale.az.us/dspm> - or call the One Stop Shop at 480-312-7080.

All construction plans, reports, etc., must be in conformance with those approved by the Development Review Board.

**Listed below are items to be completed before construction document submittal. Provide documentation of completion of these requirements at the time of construction document submittal:**

<input type="checkbox"/>	_____
<input type="checkbox"/>	_____
<input type="checkbox"/>	_____
<input type="checkbox"/>	_____
<input type="checkbox"/>	_____



## Civil Improvement Plan Submittal Requirements

Each item listed on this checklist must be submitted at your first construction document submittal, along with a copy of this list. **Incomplete submittals will not be accepted. All plans must be signed and sealed.** If necessary, the plan reviewer may require additional information and plans after the first submittal.

**Required Plan Size: 24" X 36"**

**Minimum Horizontal Scale: 1" = 20'**

**Minimum Vertical Scale: 1" = 2'**

### CIVIL

The following items are the basic minimum requirements necessary to submit construction documents for review. Civil plans and building plans must be submitted at the same time, in separate packages.

1. Two Copies of Completed 404 Certification Form
2. Two Copies of the Notice of Intent (NOI)
3. Copy of the No-Conflict Form (Original must be signed by associated utility before plan approval)
4. A sealed engineer's statement on the cover sheet of all civil plan sets stating that, "The engineer of record on these plans has received a copy of the approved stipulations for this project and has designed these plans in conformance with the approved stipulations."
5. Title Report and Letter of Update (not more than 60 days old)

### 5. IMPROVEMENT PLANS

Provide one (1) set that includes the following:

- ☒ Grading and Drainage Plan (Including water and sewer services)
- ☒ Water Plans
- ☒ Sewer Plans
- ☒ Paving Plans (including striping & signage)
- ☐ Traffic Signal Plans
- ☒ Striping & Signage Plans
- ☐ Structural Plans (including details & calculations)
- ☒ Preliminary Plat
- ☒ Final Plat (for reference only)
- ☒ ALTA Survey
- ☐ Map of Dedication

### 6. EASEMENTS/DEDICATIONS

- ☐ \_\_\_\_\_

7. ENGINEER'S ESTIMATES (for payment in-lieu)

- ☐ Street improvements ☐ Signalization

8. REFERENCE DOCUMENTS

- |               |                                    |  |
|---------------|------------------------------------|--|
| Drainage      | <input type="checkbox"/> Master**  | <input checked="" type="checkbox"/> Final              |
| Water         | <input type="checkbox"/> Master**  | <input checked="" type="checkbox"/> Basis Of Design ** |
| Sewer         | <input type="checkbox"/> Master ** | <input checked="" type="checkbox"/> Basis Of Design ** |
| Circulation   | <input type="checkbox"/> Master ** | <input type="checkbox"/> Final                         |
| Signalization | <input type="checkbox"/> Master ** | <input type="checkbox"/> Final                         |

\*\*Note: Requires copies of approved reports before submittal of Improvement Plans for Plan Review. Developer shall, as a minimum, provide a copy of the cover sheet with City Staff signatures of acceptance.

9. OTHER

- ☒ Geotechnical Report
- ☒ Structural Report
- ☒ The completed Stormwater Storage Waiver Request Form (must be signed by City Staff)
- ☐ \_\_\_\_\_
- ☐ \_\_\_\_\_
- ☐ \_\_\_\_\_

**PLANNING**

Provide one (1) set of the selected Improvement Plans (#5 above), and the following items:

- ☒ Landscape & irrigation plans
- ☒ Slope Analysis
- ☒ NAOS graphic & calculation worksheet
- ☒ Native plant program, or confirmation of compliance
- ☐ Fountain/Water feature details and elevations

<b>Final Plat Submittal Requirements</b>
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All final plats must be approved by the City Council. A final plat will be placed on the City Council's agenda only after staff has received a complete submittal, including the following items:

1. ALTA Survey
2. Title Report (less than 60 days old)
3. NAOS graphic & calculation worksheet
4. Copy of preliminary plat
5. Completed abandonment/vacation of easement application (if applicable)
6. Digital Submittal
7. 8-1/2" X 11" transparency of the staff approved final plat must be submitted to four (4) weeks prior to the scheduled City Council date.

The applicant will be notified once the final plat has been tentatively placed on the City Council meeting agenda.